



CHRISTOPHER HODGSON

# Seasalter, Whitstable

*37 Foxdene Road, Seasalter, Whitstable, Kent, CT5 4QY*

Freehold

A significantly extended and stylish detached house, conveniently situated in a desirable location within close proximity to the seafront, shops and bus routes.

This superb family home has been the subject of significant extension and refurbishment by the current owners and provides exceptionally spacious and beautifully presented accommodation in the region of 1959 sq ft (182 sq m). The ground floor is arranged to provide an entrance hall, an impressive living/dining incorporating a smartly fitted kitchen and an expanse of bi-folding doors opening to the garden, a sitting room, a double bedroom, a utility room, cloakroom, and an integral garage. The first floor comprises three double bedrooms, and two luxurious bathrooms,

including an en-suite shower room and a dressing room to the principal bedroom.

The landscaped rear garden extends to 60ft (18m) and incorporates a patio area spanning the width of the property. There are two versatile garden studios, one of which is currently configured as a salon and benefits from mains electricity and water. A block paved driveway provides ample off-street parking and access to the integral garage and a charging point for an electric vehicle.

## LOCATION

Foxdene Road is a much sought after residential location in Seasalter being accessed from Gateacre Road via Milner Road which is located just off Faversham Road. Whitstable (2 miles distant) is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour for which the town is renowned. Whitstable station offers fast and frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

## ACCOMMODATION

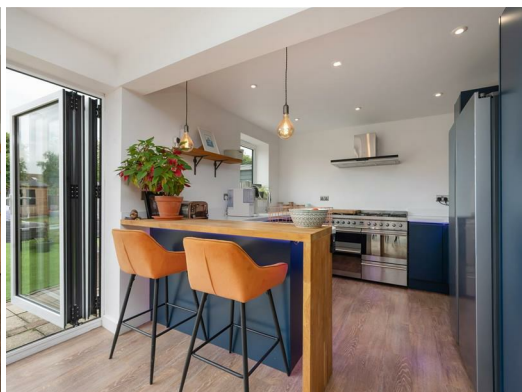
The accommodation and approximate measurements (taken at maximum points) are:

### GROUND FLOOR

- Entrance Hall
- Living / Dining Room 22'11" x 15'2" (6.99m x 4.62m )
- Kitchen 10'6" x 9'2" (3.20m x 2.80m)
- Sitting Room 15'8" x 12'0" (4.78m x 3.66m)
- Bedroom 4 15'8" x 10'8" (4.78m x 3.25m)
- Utility Room 9'2" x 7'7" (2.79m x 2.31m )
- Cloakroom

### FIRST FLOOR

- Bedroom 1 16'9" x 14'8" (5.10m x 4.48m)
  - Dressing Area 9'7" x 5'7" (2.92m x 1.70m )
  - En-Suite Shower Room
  - Bedroom 2 12'7" x 11'9" (3.83m x 3.58m)
  - Bedroom 3 12'9" x 11'9" (3.88m x 3.58m)
  - Bathroom
- ### OUTSIDE
- Garden 60' x 39' (18.29m x 11.89m)
  - Garden Studio 11'9" x 9'10" (3.6m x 3m)
  - Garden Studio 12'2" x 8'11" (3.72m x 2.72m)
  - Integral Garage 19'7" x 9'2" (5.97m x 2.80m)









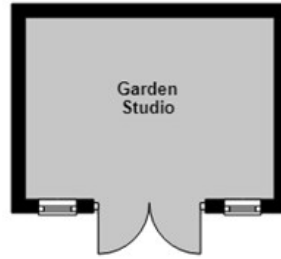
**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

### ENERGY PERFORMANCE CERTIFICATE

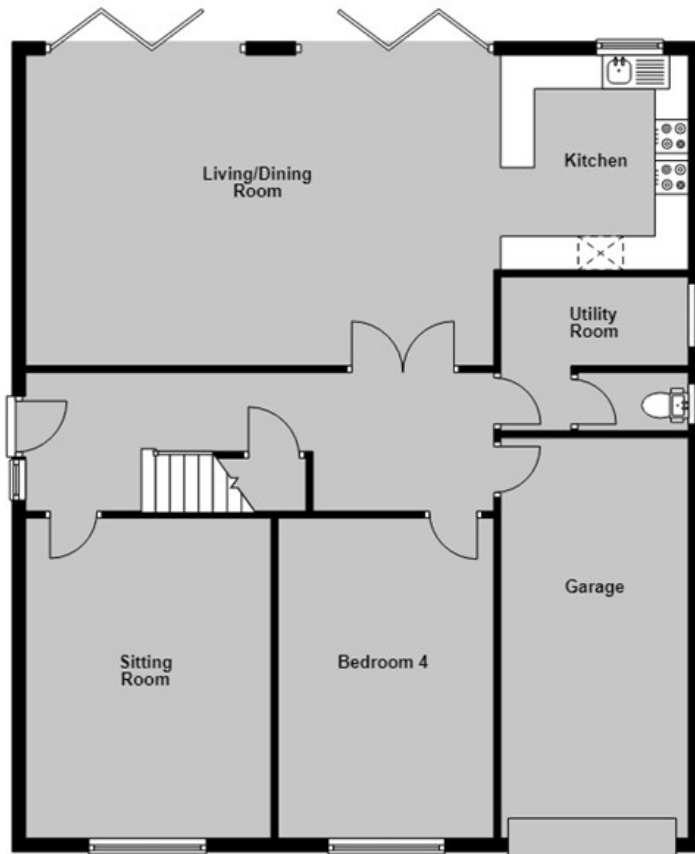
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		77	81
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



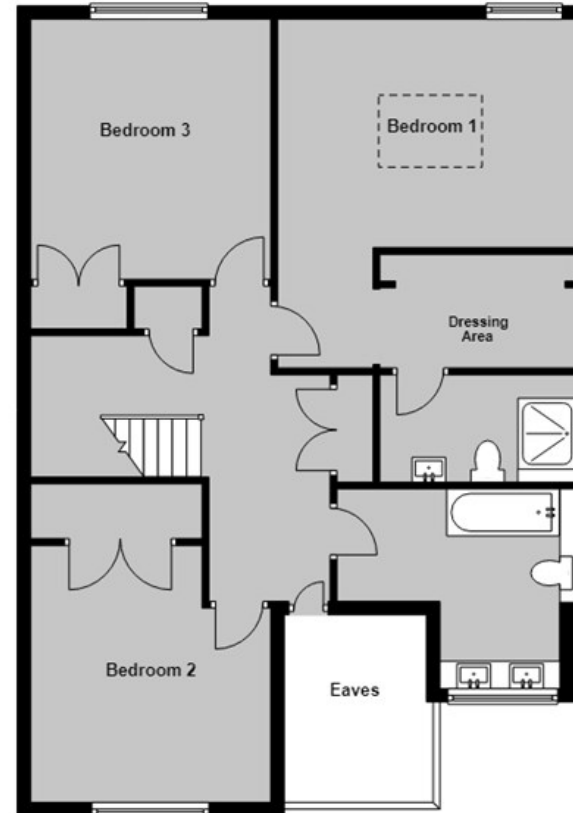
### Ground Floor

Main area: approx. 97.9 sq. metres (1053.6 sq. feet)  
Plus garages: approx. 16.7 sq. metres (180.0 sq. feet)  
Plus outbuildings: approx. 20.9 sq. metres (225.0 sq. feet)



### First Floor

Approx. 84.2 sq. metres (906.0 sq. feet)  
(excluding Eaves)



Main area: Approx. 182.1 sq. metres (1959.6 sq. feet)

Plus garages: approx. 16.7 sq. metres (180.0 sq. feet)  
Plus outbuildings: approx. 20.9 sq. metres (225.0 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | [INFO@CHRISTOPHERHODGSON.CO.UK](mailto:INFO@CHRISTOPHERHODGSON.CO.UK) | [CHRISTOPHERHODGSON.CO.UK](http://CHRISTOPHERHODGSON.CO.UK)

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe