CHRISTOPHER HODGSON

Seasalter, Whitstable

£595,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Seasalter, Whitstable

The Palms, 65 Hazlemere Road, Seasalter, Whitstable, Kent, CT5 4AW

A spacious and smartly presented family home situated on a peaceful private road in a highly favoured location, conveniently positioned within easy reach of Seasalter Beach, local amenities including convenience stores, a post office, surgery and pharmacy, and Whitstable town centre (1.5 miles).

The generously proportioned accommodation is arranged over two floors and comprises an entrance hall, sitting room, study, dining room, kitchen, utility room and cloakroom. To the first floor are four bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom, whilst bedroom two benefits from a fitted shower cubicle and wash basin.

The professionally landscaped gardens to both the front and rear are a particularly attractive feature of the property, the rear garden extending to approximately 60ft (18m) and incorporating a generous decked terrace. An attached garage and shingled driveway provide off-street parking for a number of vehicles. No onward chain.

LOCATION
Hazlemere Road is a peaceful private road situated off Faversham Road in a highly desirable coastal location on the western fringes of Whitstable. The property is conveniently positioned for access to Seasalter Beach, local shops and amenities, and is approximately two miles from Whitstable town centre. Whitstable offers a wide range of shopping, educational and leisure facilities, together with sailing, watersports, coastal walks and the seafood restaurants and working harbour for which the town has become renowned. Mainline railway services are available at Whitstable station, offering frequent services to London Victoria (approximately 1 hour 20 minutes), whilst the high-speed Javelin service provides access to London St Pancras in approximately 73 minutes. The A299 is also easily accessible, connecting to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

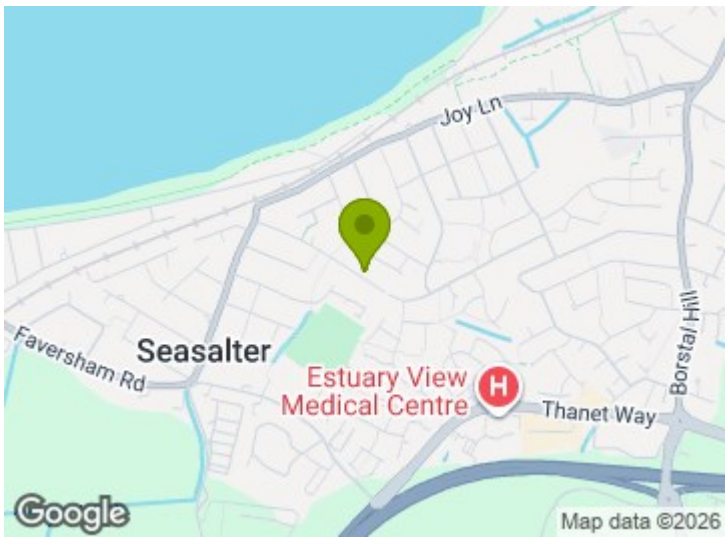
- Entrance Hall 14'6" x 5'8" (4.42m x 1.73m)
- Sitting Room 17'9" x 13'1" (5.41m x 3.98m)
- Dining Room 13'1" x 10'11" (3.99m x 3.35m)
- Kitchen 12'2" x 11'7" (3.70m x 3.54m)
- Utility Room 6'11" x 5'7" (2.11m x 1.71m)
- Cloakroom
- Study 8'10" x 5'7" (2.69m x 1.71m)

FIRST FLOOR

- Bedroom 1 13'1" x 11'3" (3.99m x 3.45m)
- En-Suite Shower Room
- Bedroom 2 12'7" x 10'10" (3.84m x 3.30m)
- Bedroom 3 11'6" x 10'9" (3.53m x 3.30m)
- Bedroom 4 8'6" x 8'0" (2.60m x 2.44m)
- Bathroom

OUTSIDE

- Rear Garden 60' x 38' (18.29m x 11.58m)
- Garage 16'7" x 7'10" (5.05m x 2.39m)


Joy Ln
Seasalter
Faversham Rd
Estuary View
Medical Centre
Thanet Way
Borstal Hill
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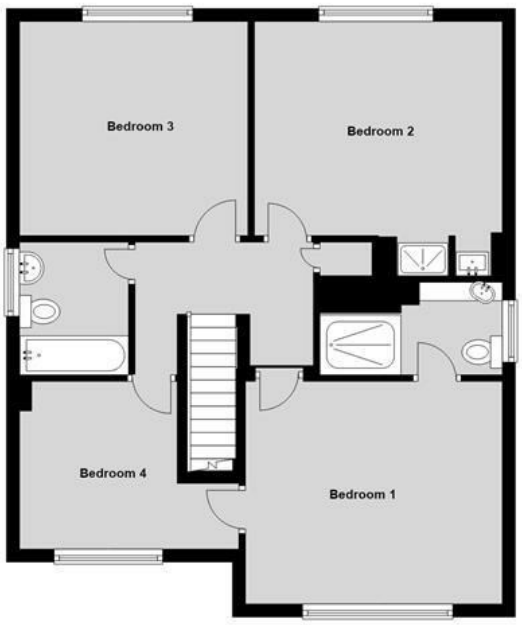
Ground Floor

Approx. 78.9 sq. metres (849.0 sq. feet)

First Floor

Approx. 61.3 sq. metres (660.1 sq. feet)



Total area: approx. 140.2 sq. metres (1509.0 sq. feet)

Council Tax Band TBC

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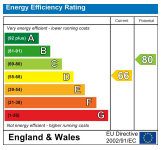

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