

CHRISTOPHER HODGSON



Whitstable

£615,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

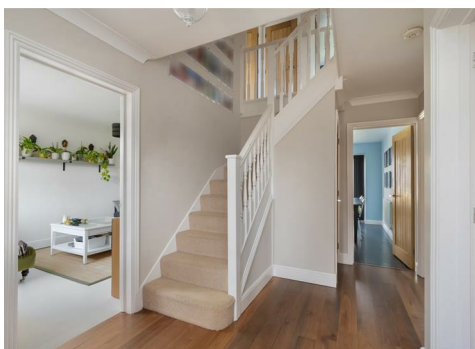
5 Sand End, Whitstable, Kent, CT5 4TH

A substantial detached family home occupying a peaceful position at the end of a quiet cul-de-sac within the highly desirable Sunset Park development. Conveniently situated for access to Whitstable town centre, supermarkets, highly regarded schools and Whitstable mainline railway station (1.6 miles), the property provides spacious and smartly presented accommodation extending to approximately 1,625 sq ft (151 sq m).

The accommodation comprises an entrance hall, sitting room with sliding doors opening to the garden, contemporary kitchen/dining room, family room, utility

room and cloakroom. To the first floor are four generous bedrooms, three benefiting from fitted wardrobes, together with two bathrooms, including an en-suite to the principal bedroom.

The landscaped rear garden has been designed for ease of maintenance and incorporates a substantial garden studio and separate studio, providing versatile space ideally suited to home working, hobbies, leisure or fitness activities. A detached double garage and driveway provide off-street parking for a number of vehicles.



LOCATION

Sand End is a desirable cul-de-sac situated within the popular Sunset Park development on the outskirts of Whitstable. The location is convenient for access to highly regarded schools, supermarkets, the town centre, mainline railway station and communication links. Whitstable is an increasingly fashionable town by the sea, renowned for its working harbour, watersports facilities, independent shops and highly regarded seafood restaurants. Mainline railway services are available at Whitstable station, offering frequent services to London Victoria (approximately 80 minutes), whilst the A299 provides easy access to the A2/M2 and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Kitchen/Dining Room 19' x 12'6" (5.79m x 3.81m)
- Sitting Room 15'11" x 11'11" (4.85m x 3.63m)
- Family Room 14'4" x 10' (4.37m x 3.05m)
- Utility Room 12' x 6'6" (3.66m x 1.98m)

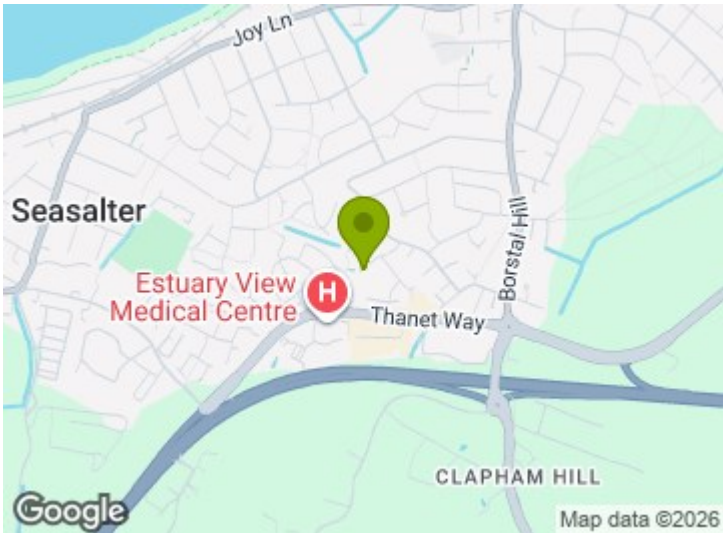
- Cloakroom 9'10" x 3'11" (3.00m x 1.19m)

FIRST FLOOR

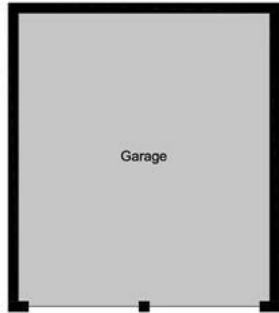
- Bedroom 1 14' x 10'4" (4.27m x 3.15m)
- En-Suite Bathroom 8'6" x 7'11" (2.59m x 2.41m)
- Bedroom 2 13'1" x 12'1" (3.99m x 3.68m)
- Bedroom 3 10'6" x 6'10" (3.20m x 2.08m)
- Bedroom 4 12'2" x 9'8" (3.71m x 2.95m)
- Shower Room 8'6" x 7'10" (2.59m x 2.39m)

OUTSIDE

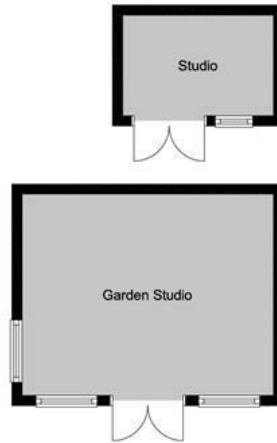
- Garden 40' x 33' (12.19m x 10.06m)
- Garden Studio 16'4" x 13'1" (5.00m x 4.00m)
- Studio 9'10" x 6'6" (3.00m x 2.00m)
- Garage 18'10" x 16'5" (5.74m x 5.00m)



Garage
Main area: approx. 28.7 sq. metres (308.0 sq. feet)



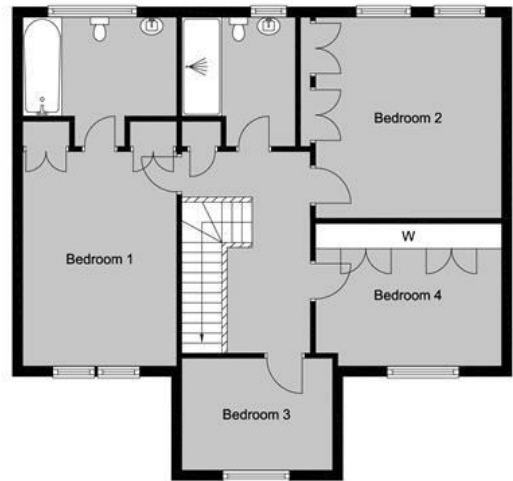
Outbuildings
Main area: approx. 26.3 sq. metres (283.0 sq. feet)



Ground Floor
Main area: approx. 75.5 sq. metres (812.7 sq. feet)



First Floor
Main area: approx. 75.5 sq. metres (812.7 sq. feet)



Main area: Approx. 151.0 sq. metres (1625.4 sq. feet)
Plus Outbuildings: Approx. 55.0 sq. metres (592.0 sq. feet)

Council Tax Band F. The amount payable under tax band F for the year 2026/2027 is £3,463.76.

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Energy Efficiency Rating	
Very Energy Efficient (A+)	92-100
Energy Efficient (A)	81-91
Decent (B)	69-80
Below Average (C)	55-68
Poor (D)	45-54
Very Poor (E)	35-44
Needs Improvement (F)	23-34
Needs Improvement (G)	1-22

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

