CHRISTOPHER HODGSON

Seasalter, Whitstable

£450,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Seasalter, Whitstable

24 Eden Road, Seasalter, Whitstable, Kent, CT5 4AP

A spacious detached chalet bungalow ideally situated in a desirable private road, within close proximity of the beach and easily accessible to Whitstable's bustling town centre with its array of highly regarded restaurants and independent shops. Whitstable mainline station (1.9 miles).

The property now requires a full programme of refurbishment throughout, and there is significant potential to extend and/or remodel the existing accommodation (subject to obtaining all necessary consents and approvals).

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, a living room, a contemporary kitchen, two double bedrooms, a bathroom and a separate cloakroom. To the first floor, there are an additional two bedrooms, a study, and a cloakroom. The property also benefits from air-conditioning to the living room.

Outside, the private and secluded rear garden enjoys a south-westerly aspect and extends to 89ft (27m). A detached garage and driveway provide off-street parking for a number of vehicles. No onward chain.

LOCATION
Eden Road is a much sought after private road located in Seasalter within close proximity to the seafront (approximately 0.4 miles distant). There is a post office and bus route located on Joy Lane (approximately 0.3 miles distant). Nearby Faversham Road also offers bus links and local shops. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins).

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

GROUND FLOOR

Entrance Hall

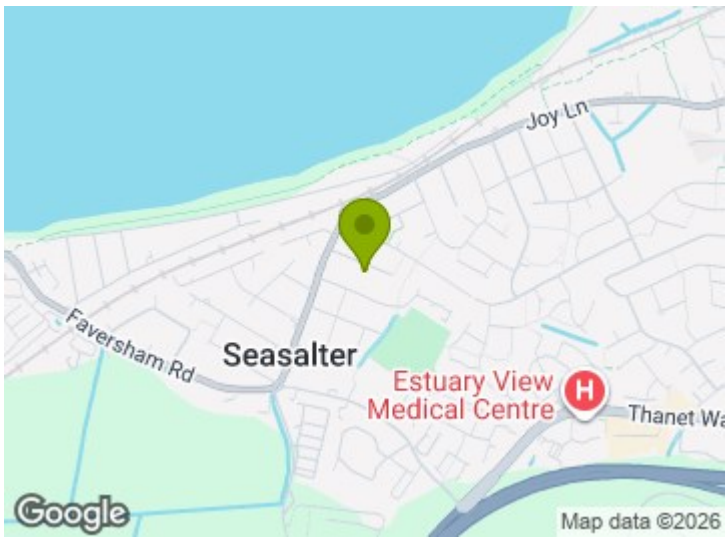
- Living Room 17'2" x 12'9" (5.22m x 3.88m)
- Kitchen 12'5" x 7'3" (3.79m x 2.22m)
- Bedroom 1 12'7" x 9'8" (3.84m x 2.95m)
- Bedroom 3 12'9" x 6'7" (3.89m x 2.01m)
- Bathroom
- Cloakroom

FIRST FLOOR

- Bedroom 2 16'4" x 11'8" (4.99m x 3.55m)
- Bedroom 4 10'2" x 6'6" (3.10m x 1.98m)
- Study 13'1" x 6'6" (4.00m x 1.97m)
- Cloakroom

OUTSIDE

- Garden 89' x 59' (27.13m x 17.98m)
- Garage 18'9" x 8'4" (5.72m x 2.54m)


Joy Ln
Faversham Rd
Seasalter
Estuary View
Medical Centre
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Map data ©2026

Main area: Approx. 110.0 sq. metres (1184.5 sq. feet)
Plus garages, approx. 14.6 sq. metres (156.7 sq. feet)
Plus eaves, approx. 9.1 sq. metres (98.4 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,930.88.

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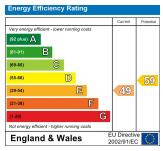

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