

CHRISTOPHER HODGSON



Seasalter, Whitstable
£450,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Seasalter, Whitstable

8 Georges Avenue, Seasalter, Whitstable, Kent, CT5 4ER

A spacious and smartly presented detached bungalow occupying a peaceful position at the end of a private cul-de-sac in a highly desirable location just off Joy Lane.

Conveniently situated within close proximity of Seasalter Beach and within walking distance of Whitstable town centre, highly regarded schools and Whitstable mainline railway station (1.4 miles), the property provides bright and comfortably proportioned accommodation comprising an entrance hall, spacious living room, kitchen, three double bedrooms, one of which is currently arranged as a dining room, a shower room and a separate cloakroom.

The attractive rear garden extends to approximately 39ft (12m) and has been thoughtfully designed for ease of maintenance, creating an appealing outdoor space in which to relax and entertain. A block-paved driveway to the front of the property provides an area of off-street parking.



LOCATION

Georges Avenue is a private cul-de-sac situated in a highly desirable location just off Joy Lane, within close proximity of Seasalter Beach and accessible to a range of local amenities. Whitstable town centre is within walking distance and offers an excellent selection of independent shops, cafés and highly regarded restaurants, together with the working harbour for which the town has become renowned. Whitstable mainline railway station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service offers access to London St Pancras in approximately 73 minutes. The A299 is also easily accessible, providing links to the A2/M2 and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Living Room 15'3" x 11'9" (4.66m x 3.59m)
- Kitchen 14'4" x 7'10" (4.36m x 2.38m)
- Bedroom 1 13'3" x 8'8" (4.05m x 2.65m)

- Bedroom 2 12'9" x 8'8" (3.89m x 2.65m)
- Bedroom 3 11'8" x 11'1" (3.56m x 3.38m)
- Shower Room
- Cloakroom

OUTSIDE

- Garden 39' x 28' (11.89m x 8.53m)





Ground Floor

Approx. 79.8 sq. metres (859.0 sq. feet)



Total area: approx. 79.8 sq. metres (859.0 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2026/2027 is £2,930.88.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C	69	77
Below average	D		
Energy inefficient	E		
Very energy inefficient - higher running costs	F		
Unusable	G		
England & Wales		EPC Dec 2023	

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

