

CHRISTOPHER HODGSON



**Whitstable**

**£325,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Whitstable

## *97 Saddleton Road, Whitstable, Kent, CT5 4JL*

A beautifully presented family home, ideally situated for Whitstable's town centre (0.7 miles), seafront and mainline railway station (0.9 miles). Whitstable's bustling High Street, with its boutique shops, independent restaurants and convenient bus routes, is easily accessible.

The bright and spacious accommodation is presented in smart contemporary style throughout and comprises an entrance hall, a generous sitting room with a wood-burning stove, and a contemporary kitchen/dining room with doors opening to the private rear garden. To the first

floor, there are three double bedrooms and a family bathroom.

Outside, the rear garden enjoys a south-westerly aspect and extends to 76ft (23m), incorporating a useful utility/store and gardener's WC. There is potential to create off-street parking to the front of the house (subject to obtaining all necessary consents and approvals).



### LOCATION

Saddleton Road is a highly desirable location situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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 Porch
- Entrance Hall
- Sitting Room 12'11" x 12'4" (3.94m x 3.76m)
- Kitchen/Dining Room 18'6" x 8'11" (5.66m x 2.72m)

#### FIRST FLOOR

- Bedroom 1 13'10" x 9'1" (4.22m x 2.77m)
- Bedroom 2 12'9" x 11'6" (3.89m x 3.51m)
- Bedroom 3 9'3" x 7'8" (2.82m x 2.34m)
- Bathroom

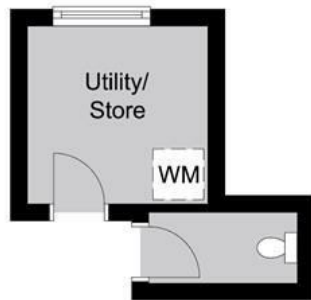
#### OUTSIDE

- Garden 76' x 22' (23.16m x 6.71m)
- Utility/Store 9'4" x 6'9" (2.87m x 2.08m)
- Gardener's WC



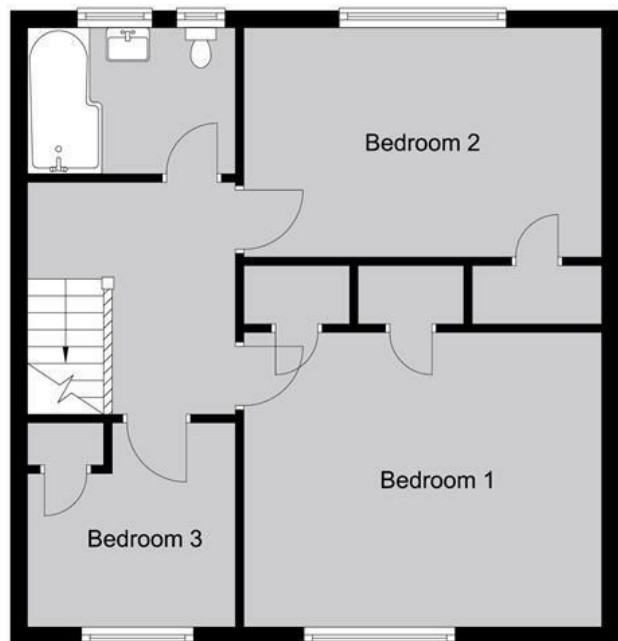
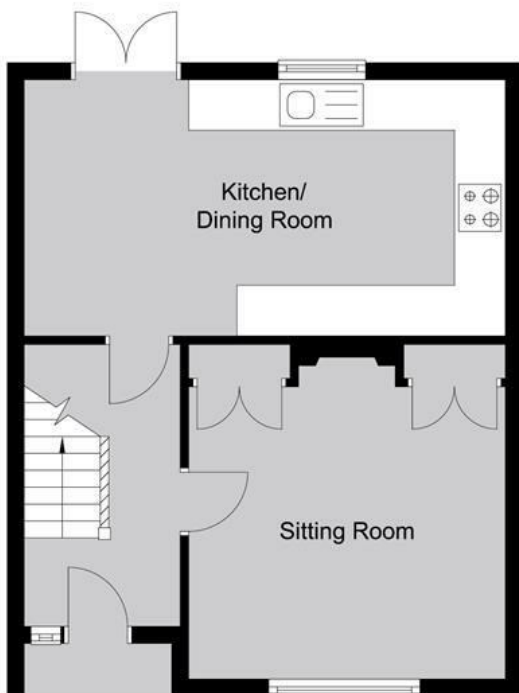
## Ground Floor

Main area: approx. 39.1 sq. metres (420.9 sq. feet)  
Plus Utility/Store : Approx. 6.0 sq. metres (64.6 sq. feet)



## First Floor

Main area: approx. 48.1 sq. metres (517.7 sq. feet)



**Main area: Approx. 87.2 sq. metres (938.6 sq. feet)**  
Plus Utility/Store : Approx. 6.0 sq. metres (64.6 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,865.10.**

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green)	A		
Energy Efficient (Light Green)	B		
Decent (Yellow)	C		
Needs Improvement (Orange)	D		
Needs Improvement (Red)	E		
Very Poor (Dark Red)	F		
Very Poor (Darkest Red)	G		
Minimum Energy Efficiency Standard (MEES)		69	83

England & Wales  
EPC Directive  
2002/91/EC

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