CHRISTOPHER HODGSON

Whitstable

£525,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

109 Eversleigh Rise, Whitstable, Kent, CT5 3RP

A beautifully presented detached family home, ideally situated within a peaceful cul-de-sac on a desirable development. The property is conveniently located close to Tesco supermarket, bus routes and other local amenities, and is easily accessible to Whitstable High Street (1.4 miles) and Whitstable station (1.2 miles).

The bright, spacious and contemporary accommodation is arranged to provide an entrance hall, a living room, and an impressive open-plan kitchen/dining room enjoying views of the rear garden. There is also a versatile ground-floor bedroom which benefits from its own access, ideally suited as an annexe, guest room or study, together with an en-suite shower room.

To the first floor are four double bedrooms, two of which benefit from en-suite shower rooms, in addition to a family bathroom.

The south-facing rear garden has been thoughtfully landscaped and extends to approximately 90ft (27m), incorporating a large area of artificial turf and a wildflower meadow to the rear, while enjoying a pleasant outlook beyond. A driveway provides off-street parking for several vehicles.

LOCATION
Eversleigh Rise is a sought after location conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station which is just 1.4 miles distant and offers frequent services 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 also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Whitstable itself provides a highly regarded range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars and well-regarded seafood restaurants for which the town has become renowned. The beach is also accessible where a range of watersports facilities can be enjoyed.

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

GROUND FLOOR

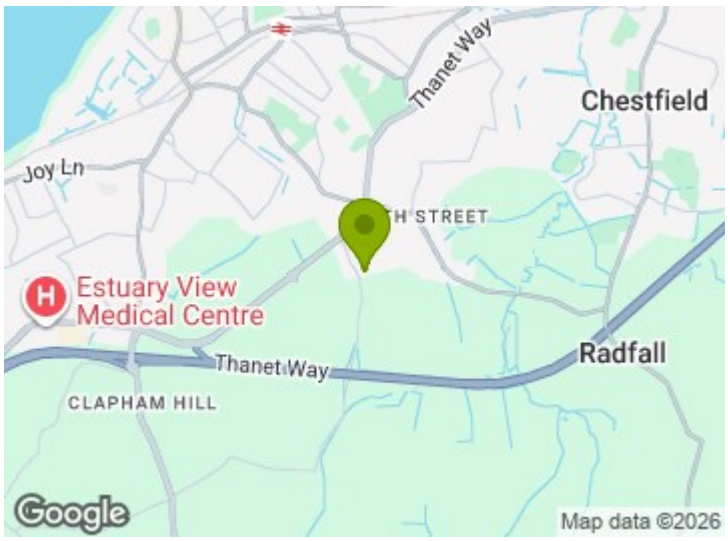
- Entrance Hall
- Living Room 16'7" x 10'10" (5.05m x 3.30m)
- Kitchen/Dining Room 26' x 10'7" (7.92m x 3.23m)
- Bedroom/Study 17'8" x 7'11" (5.38m x 2.41m)
- En-Suite Shower Room
- Cloakroom

FIRST FLOOR

- Bedroom 1 13' x 11'4" (3.96m x 3.45m)
- En-Suite Shower Room
- Bedroom 2 11'5" x 10'10" (3.48m x 3.30m)
- En-Suite Shower Room
- Bedroom 3 11'5" x 11'2" (3.48m x 3.40m)
- Bedroom 4 10'9" x 7'10" (3.28m x 2.39m)
- Family Bathroom

OUTSIDE

- Garden 90'4" x 37'8" (27.54m x 11.50m)


Thanet Way
Chestfield
Joy Ln
H STREET
Estuary View
Medical Centre
Thanet Way
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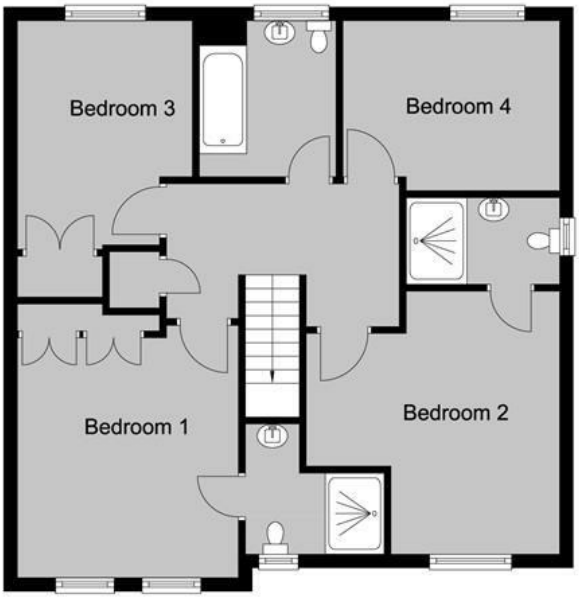
Ground Floor

Main area: approx. 69.7 sq. metres (750.2 sq. feet)

First Floor

Main area: approx. 64.3 sq. metres (692.1 sq. feet)



Main area: Approx. 134.0 sq. metres (1442.36 sq. feet)

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

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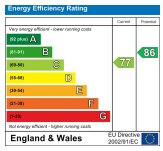

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