

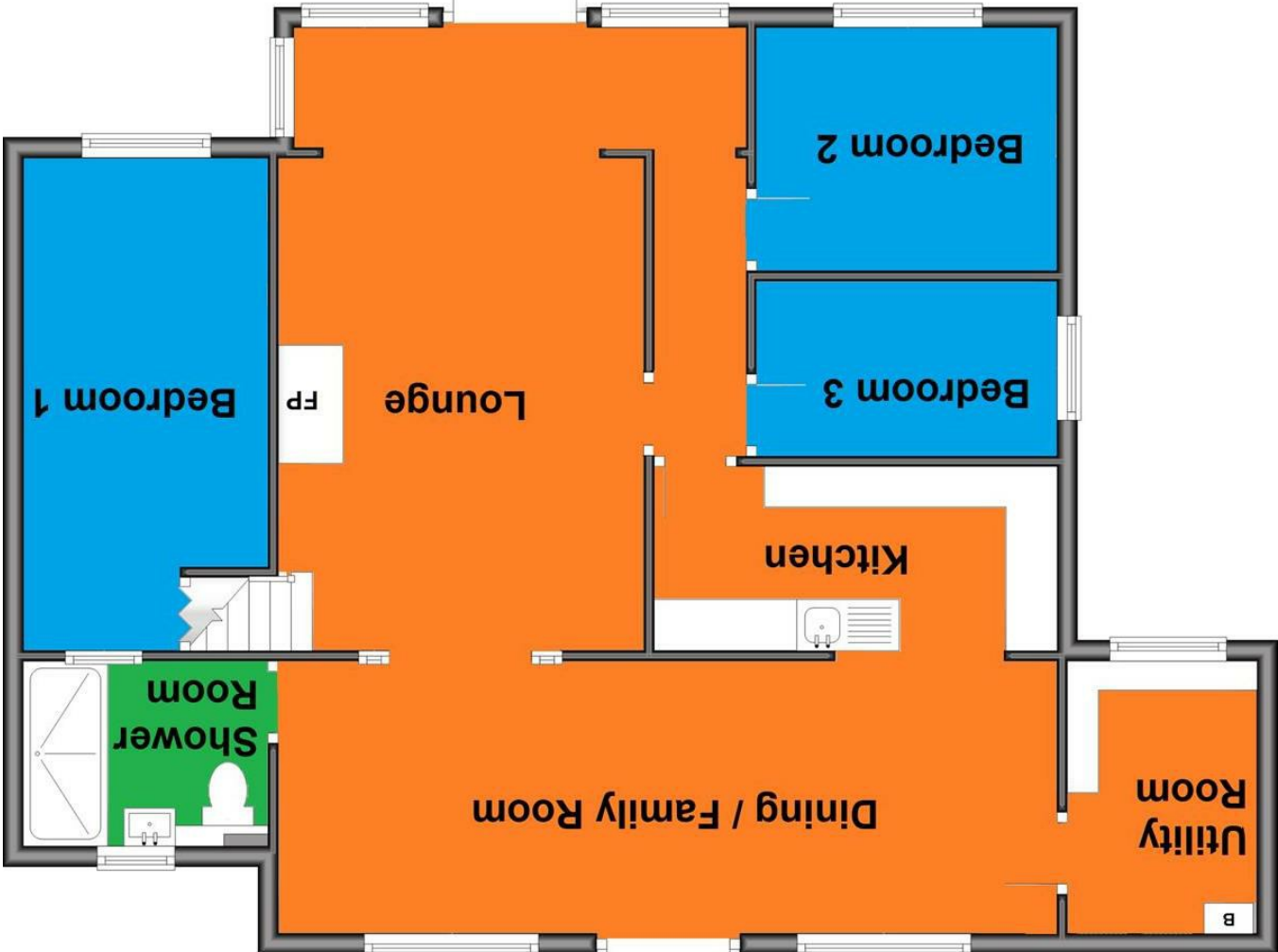
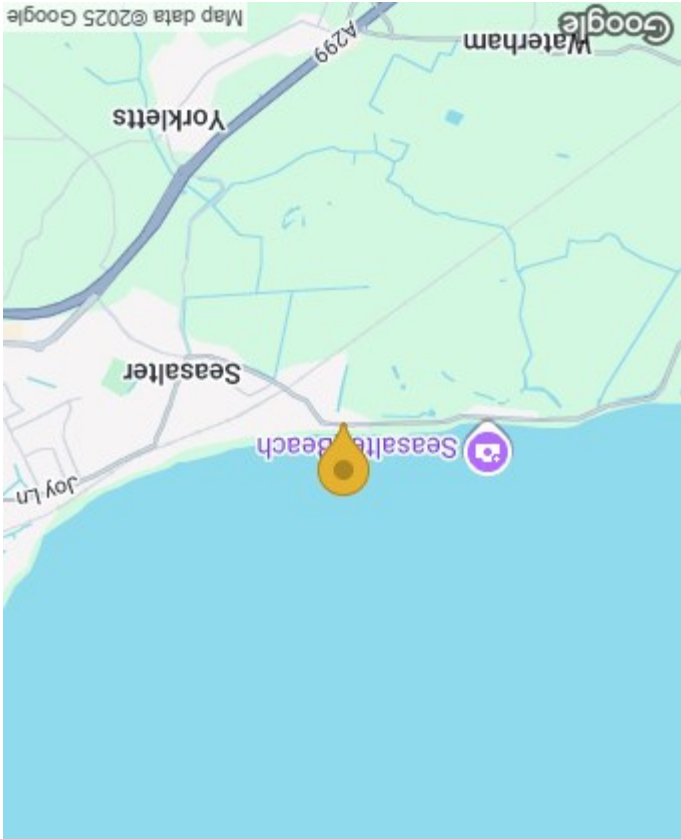


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England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very energy efficient - lower CO <sub>2</sub> emissions	
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
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Current	Potential



Ground/Upper Ground Floor  
Approx. 88.3 sq. metres (950.9 sq. feet)



214 Faversham Road  
Seasalter, Whitstable, CT5 4BL



Working for you and with you



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The best of both worlds is on offer with this deceptively spacious home; the picturesque seafront and coastal walks are on the doorstep and fabulous open views over the nature reserve can be enjoyed from the dining/family room situated at the back of the property.

There is plenty of natural light creating a comfortable and inviting home. A good size lounge, kitchen semi open to a super dining/family room with a south facing aspect, practical utility room, contemporary shower room, dual aspect principal bedroom, second double bedroom and single room currently used as a home office.

Additionally, there is an integral garage with power and light, ideal for storage of bikes and beach equipment.

A South facing decked seating area spans the whole width of the property providing a low maintenance outside setting for rest and relaxation away from the everyday hustle and bustle.

£329,950



Lounge

20'3 x 11'8 (6.17m x 3.56m)  
Upvc double glazed windows and door to the front. Feature tiled fireplace with wooden surround. Two radiators. Tv aerial. Wireless central heating thermostat which can be placed in any room.

Kitchen

12'8 x 6' (3.86m x 1.83m)  
Matching range of wall, base and drawer units. Inset stainless steel sink unit with mixer tap. Space for fridge/freezer. Space for freestanding electric cooker. Fully tiled walls. Opening to the dining room/family room.

Dining Room/Family Room

25' x 8'10 (7.62m x 2.69m)  
Wall of Upvc double glazed windows overlooking the nature reserve. Upvc double glazed French doors opening to the South facing decked area. Two radiators. Wall mounted thermostat control for under floor heating in the bathroom.

Utility Room

8'6 x 6' (2.59m x 1.83m)  
Upvc double glazed high level window. Wall mounted Glow Worm combination boiler. Fitted shelves. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Vinyl floor tiles.

Inner Hallway

Radiator. Telephone point. Loft access.

Bedroom 1

16' x 7'10 (4.88m x 2.39m)  
Upvc double glazed window to the rear with extensive views over the nature reserve and Upvc double glazed window to the front with sea views. Radiator. Bi-fold door.

Bedroom 2

9'9 x 7'8 (2.97m x 2.34m )  
Upvc double glazed window to the front. Radiator.

Bedroom 3

9'7 x 6'1 (2.92m x 1.85m )  
Upvc double glazed window to the side. Radiator.

Shower Room

7' x 5'10 (2.13m x 1.78m)  
Upvc obscure window to the rear. Suite comprising walk-in shower with mains operated shower unit, hand held shower attachment, rainwater shower head and glass screen, vanity unit with inset wash hand basin and drawers below and concealed cistern WC. Wall mounted cabinet. Heated towel rail. Extractor fan. Fully tiled walls and floor. Under floor heating.

Rear Garden

Enclosed decked area. Exterior tap. Exterior lights. Gate to the nature reserve.

Front Garden

Ample off road parking. Driveway to the garage. Exterior lighting.

Garage

15'8 x 7'10 (4.78m x 2.39m)  
Remote roller door. Power and light.

Lifestyle & Amenities

With the beach just a stone's throw away, this home is ideally located for a leisurely stroll along the coastline into vibrant Whitstable, a flourishing and fashionable seaside town, with trendy boutiques, coffee shops, pubs and restaurants.

If you prefer something a little quieter, the nature reserve can be accessed via a pedestrian gate from the decking.

A walk in the opposite direction will take you to The Sportsman, a Micheline star restaurant and pub with views over the estuary.

If you wish to continue your stroll along the shoreline, follow the Saxon Shore Way towards the market town of Faversham – a circular route (approx 11.4km). A super trail to experience nature at its best.

On a clear day, looking out over the sea the Isle of Sheppey and Southend can be seen in the distance together with The Red Sands Sea Forts situated just off the Whitstable coast.

There are two favoured restaurants/public houses nearby, The Oyster Pearl (0.3 miles) and The Rose In Bloom (1.4 miles).

Tenure

This property is Freehold

Council Tax Band

Band B: £1,791.42 2025/26  
(may we respectfully request that interested parties make their own enquiries)

Dimensions & Floorplans

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

