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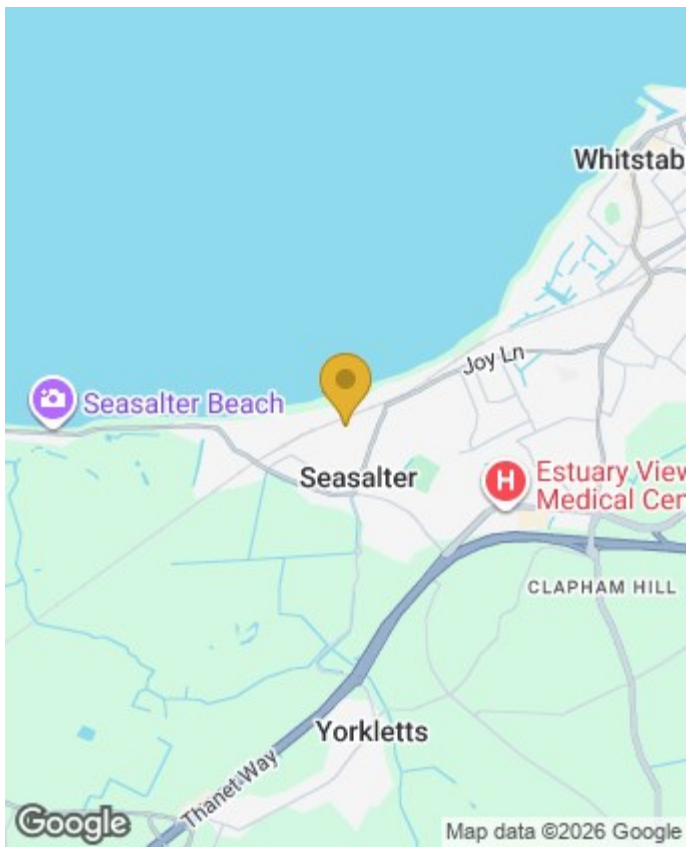
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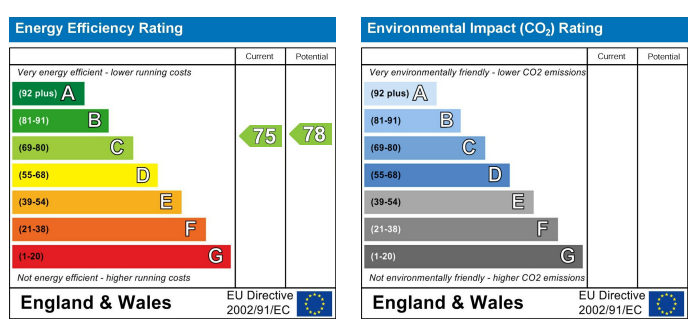


**61 Foxdene Road**
**Seasalter, WHITSTABLE, CT5 4QY**




Main area: Approx. 134.6 sq. metres (1449.2 sq. feet)
Plus outbuildings, approx. 11.7 sq. metres (125.8 sq. feet)








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VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

# 61 Foxdene Road
# Seasalter, WHITSTABLE, CT5 4QY

Built in 2000, this well-presented home offers a smart modern lifestyle with generous family accommodation and a convenient coastal setting. Seasalter Beach is nearby, with scenic coastal walks into Whitstable or in the opposite direction towards the highly regarded Sportsman Pub and Restaurant.

The fabulous open-plan kitchen/diner forms the heart of the home, flooded with natural light and offering a bright, sociable space for family life and entertaining. The generous layout allows plenty of room for cooking, dining and relaxing together, making this a versatile and welcoming hub for everyday living.

A large downstairs cupboard provides useful additional storage, while upstairs a spacious landing leads to four well-appointed double bedrooms, a smart en-suite shower room and family bathroom.

Nestled at the end of a quiet cul-de-sac, the property benefits from additional private parking, ideal for guests or families with several vehicles – a particularly valuable feature for a modern home.

The secluded rear garden provides a lovely space to relax and enjoy the fresh air, with a garden cabin offering an ideal hobby room or home office, complete with wired internet and electricity.

Whitstable is a highly favoured coastal town and a wonderful place to call home, offering an appealing blend of seaside living, independent shops, restaurants and excellent opportunities for coastal walks and outdoor pursuits.

## £489,950









### Entrance Hall

### Cloakroom

### Open Plan Kitchen/Dining Room
18'8 x 17'8 (5.69m x 5.38m)

### Sitting Room
18'10 x 13'6 (5.74m x 4.11m)

### Landing

### Principal Bedroom
14'8 x 10'10 (4.47m x 3.30m)

### En-Suite Shower Room
6'6 x 5'7 (1.98m x 1.70m)

### Bedroom 2
12'7 x 10'8 (3.84m x 3.25m)

### Bedroom 3
13'9 x 7'11 (4.19m x 2.41m)

### Bedroom 4
14'8 x 7'8 (4.47m x 2.34m)

### Family Bathroom
7'9 x 5'8 (2.36m x 1.73m)

### Garden Cabin
13'11 x 9' (4.24m x 2.74m)

### Rear Garden

### Front Garden
Provides generous private parking.

### Overall Plot Size
The overall plot, including parking, approximately 0.11 acres.

### Tenure
This property is Freehold.

### Council Tax
Band E : £2,930.88 2026/27
May we respectfully suggest that interested parties make their own investigations.

### Adaptations
There are no adaptations to this property.

### Floorplans & Dimensions
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.

### Key Features
ENTRANCE HALL
Solid Oak flooring
Large built-in storage cupboard
Nest smart thermostat

SITTING ROOM
Fitted gas fire with stone surround

BATHROOMS
Both showers have an electric pump to enhance water flow

KITCHEN
Granite worktops with Granite upstand
Large island unit with solid oak worktop, inset power socket, storage and breakfast bar
Integral AEG appliances; dishwasher, washer/dryer, microwave and freezer
Five burner gas hob
Two side by side fan assisted electric ovens
Tambour door kitchen unit
Pull-out storage units, two in the island unit
Corner base units with blind corner optimisers
Inset 1½ bowl sink
Two feature radiators
Feature lighting
LVT flooring

GARDEN CABIN
Wired internet, underground cable
Own electricity supply and consumer unit

REAR GARDEN
Secluded, not overlooked
Composite decking
Exterior taps to front and rear gardens
Garden shed
Pedestrian gated access to both sides

### Location & Lifestyle Amenities
Well-established and family-friendly, this location combines a relaxed seaside atmosphere with strong connectivity and a wide range of amenities.

Whitstable is a fashionable and flourishing town known for its vibrant mix of independent shops, cafés and seafood restaurants together with a thriving creative scene; galleries, studios, and regular local events adding to the town's character.

There are excellent opportunities for water sports including sailing, windsurfing, and kitesurfing. Stand-up paddleboarding and kayaking are also popular along the shoreline, offering a more relaxed way to enjoy and explore the coast.

The working harbour is home to colourful fishing boats, fresh seafood stalls, independent artisan shops and a popular waterside atmosphere enjoyed throughout the year.

Whitstable railway station (2.2 miles) provides direct services to London and further along the Kent coast.

The area is also well served by a range of highly regarded primary schools and The Whitstable School (a coeducational secondary school), along with local supermarkets, retail facilities and healthcare services.

### ID Verification
Spiller Brooks Estate Agents are obligated by law to conduct ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations (AML) and all buyers will be required to complete electronic identity verification and provide supporting source of funds documentation. We use a third-party company to carry out these checks. The fee is £27+VAT per person payable once an offer is agreed and before a memorandum of sale is issued. Please note this fee is non-refundable.





