

# HARVEY RICHARDS & WEST

ESTATE AGENTS



## **Hodgson Road, Seasalter, CT5**

**Four bedroom detached property just 100yds from the seafront with off street parking for 3 cars.**

**£599,995**



Harvey Richards & West Sales Ltd for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith






## Hodgson Road, Seasalter

### Location

The seaside town of Whitstable is situated on the picturesque North Kent coast, approximately 60 miles from central London and 7 miles from the historical City of Canterbury. Whitstable's mainline train station has fast and frequent links to both London St Pancras & London Victoria and regular busses depart from the high street providing links to the surrounding areas and beyond. Famous for its oysters and largely independent high street Whitstable proves popular with both residents and tourists alike.

and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harvey Richards & West Sales Ltd has and authority to make or give any representations or warranty in relation to this property.



Harvey Richards & West are delighted to offer for sale this fabulous 4 bed detached property located on Hodgson Road just 100 yds from the seafront in Preston Parade. Built in the 1960's this modernized open plan four bedroom chalet bungalow benefits from having much larger rooms throughout, including an enormous 40ft x 15ft 1st floor master bedroom with en-suite bathroom and stunning sea views and sunsets. The property also has a lovely 40 x 50 ft garden and the added benefit of off street parking for 3 cars.

Living Room (22'0 x 17'1)

Dining Room (16'6 x 9'5)

Kitchen (9'9 x 8'8)

Bedroom 1 (11'2 x 10'4)

Bedroom 2 (19'3 x 10'7)

Bedroom 3 (19'3 x 11'3)

Master Bedroom (21'9 x 16'1)

Dressing Area (19'6 x 8'10)

Bathroom

En-suite

Utility

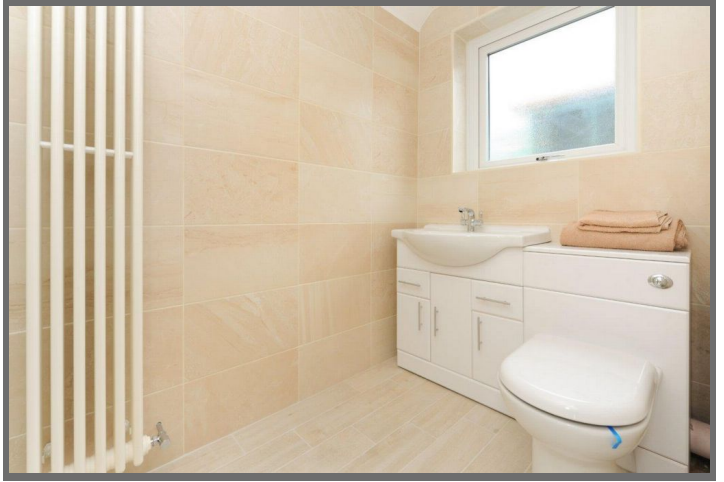
**Tenure: Freehold**

**Council Tax: Band E**



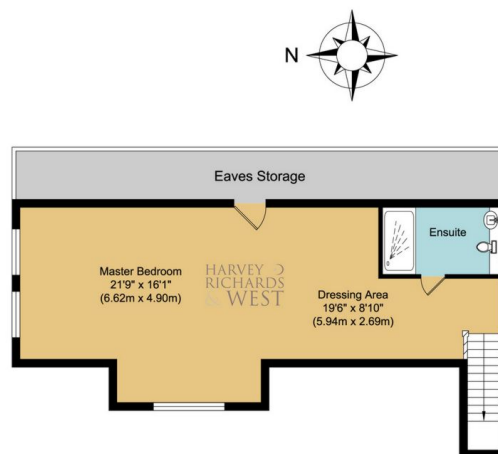








Ground Floor  
Approximate Floor Area  
1462.06 sq. ft.  
(135.83 sq. m)



First Floor  
Approximate Floor Area  
557.89 sq. ft.  
(51.83 sq. m)

**TOTAL APPROX FLOOR AREA 2019.95 SQ. FT. (AREA 187.66 SQ. M)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities 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. The services, systems and appliances show have not been tested and no guarantee as to their operability or efficiency can be given  
www.hrwest.co.uk

## Energy Performance Certificate



16, Hodgson Road  
Seasalter  
WHITSTABLE  
CT5 4AG

Dwelling type: Detached bungalow  
Date of assessment: 12 April 2010  
Date of certificate: 12 April 2010  
Reference number: 8607-3727-0429-4396-6403  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 159 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D			65	(55-68) D			59
(39-54) E	45			(39-54) E		39	
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	375 kWh/m <sup>2</sup> per year	233 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	10.0 tonnes per year	6.2 tonnes per year
Lighting	£167 per year	£84 per year
Heating	£1413 per year	£917 per year
Hot water	£199 per year	£144 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.