

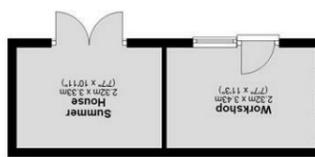


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Main area: Approx. 90.4 sq. metres (972.9 sq. feet)  
Plus outbuildings, approx. 15.8 sq. metres (171.0 sq. feet)



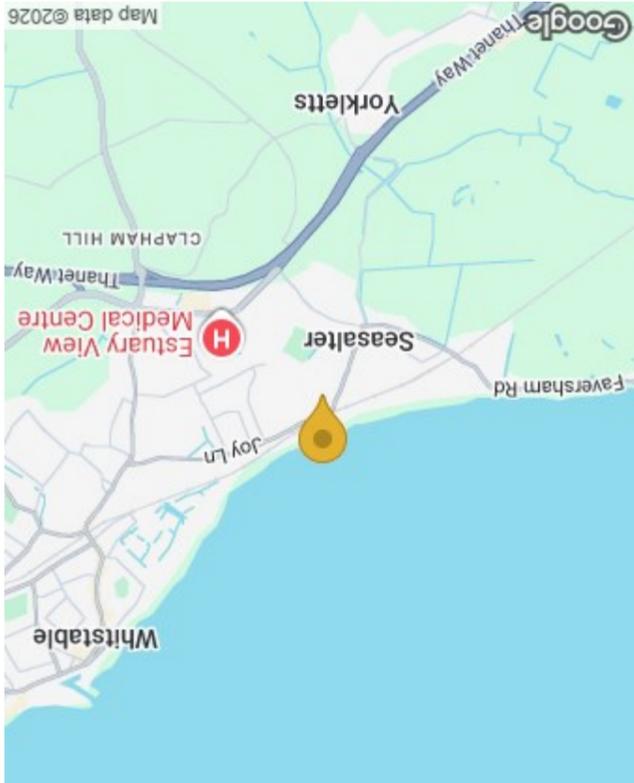
Ground Floor  
Main area: approx. 90.4 sq. metres (972.9 sq. feet)  
Plus outbuildings, approx. 15.8 sq. metres (171.0 sq. feet)



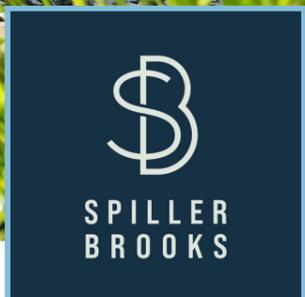
England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (81-91)
Energy efficient	B (69-80)
Decent	C (55-68)
Below average	D (46-54)
Average	E (39-44)
Below average	F (21-38)
Not energy efficient - higher running costs	G (1-20)

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10 Hazlemere Road  
Seasalter, WHITSTABLE, CT5 1AN



Working for you and with you

## 10 Hazlemere Road Seasalter, WHITSTABLE, CT5 4AN

A wonderful coastal setting close to the unspoilt shoreline of Seasalter Beach.

This deceptively spacious bungalow has been thoughtfully extended to offer beautifully presented, contemporary living.

With a Westerly facing garden, the living space is flooded with natural light, creating a warm and inviting open-plan room that feels spacious, uplifting and perfect for both relaxed family living and effortless entertaining, while the bright outlook enhances the sense of connection between the indoors and the garden.

This appealing home also offers three well-proportioned bedrooms, including a principal bedroom with a practical walk-in wardrobe, together with a smart family bathroom, an additional WC and a useful utility room.

The mature and beautifully stocked rear garden is a particular highlight, featuring a delightful variety of established planting including clematis, a fig tree, flowering cherry, along with apple and pear trees. A raised bed currently provides an ideal space for cultivating a selection of herbs.

At the far end of the garden, a secluded courtyard-style area creates a peaceful retreat and a versatile garden building provides a practical workshop to one side and summerhouse to the other.

Set along a private road with minimal passing traffic there is an overall sense of peace and privacy.

**£425,000**



### Entrance Hall

Composite entrance door. Laminate flooring with inset door mat. Vertical radiator. Double and single power points. Cloaks cupboard with shelving. Further storage cupboard with double doors, shelving and coat hooks. Access to partly boarded loft with light and fitted ladder.

### Kitchen/Lounge/Diner

21'4 max x 20'8 max (6.50m max x 6.30m max)  
Two Upvc double glazed high level obscure windows and a set of bi-folding doors to the rear garden. Laminate flooring. Underfloor heating.

Kitchen Area: Matching range of wall, base and drawer units. Mobile island unit with laminate worktop and storage cupboards. Inset 1½ bowl ceramic sink with tiled splashback. Induction hob with glass splashback and extractor hood above with integrated lighting. Built-in combination microwave oven with electric oven and grill below. Integrated dishwasher. Space for fridge/freezer. Under unit and plinth lighting.  
Lounge Area: Remote controlled electric fire. Television point/aerial.

### Utility Room

Upvc double glazed door to the rear garden. Wall mounted cupboards. Space and plumbing for washing machine and space for tumble dryer. Laminate flooring. Door to cloakroom.

### Cloakroom

Suite comprising close coupled WC and vanity unit with wash hand basin, mixer tap and splashback. Fitted cupboard. Extractor fan. Laminate flooring.

### Bedroom 1

12'7 x 10'11 (3.84m x 3.33m)  
Upvc double glazed window to the front. Radiator.

### Bedroom 2

12'7 x 10'10 (3.84m x 3.30m)  
Velux sky light. Radiator. Laminate flooring. Door to walk-in wardrobe.

### Walk-in Wardrobe

Fitted shelving and hanging rail. Single power point. Wall mounted gas combination boiler and gas meter. Laminate flooring.

### Bedroom 3

10'9 x 9'3 (3.28m x 2.82m)  
Upvc double glazed window to the front. Radiator. Telephone and internet connections.

### Bathroom

Upvc double glazed obscure window to the side. Suite comprising L shaped bath with glass screen and shower over, fixed shower head and hand held shower attachment, vanity unit with countertop wash hand basin and mixer tap and concealed cistern WC. Chrome heated towel rail. Cupboard housing water filter and stopcock. Wall mounted illuminated mirror and shaver socket. Tiled walls with a recessed feature niche and inset downlighters. Extractor fan. Downlighters. Tiled floor.

### Rear Garden

Predominantly laid to lawn with patio seating areas. Established planted borders. Raised herb bed. External lights, power points and tap. Low maintenance side garden with pedestrian gated access and metal storage shed.

Secluded courtyard-style paved seating area at the further end of the garden.

### Workshop

11' x 7'4 (3.35m x 2.24m)  
Fitted benches and shelves. Power and light.

### Summerhouse

10'11 x 7'4 (3.33m x 2.24m)  
Upvc double glazed door and window to the rear garden. Power and light.

### Tenure

This property is Freehold

### Council Tax Band

Band C: £2,047.33 2025/26

May we respectfully suggest interested parties make their own enquiries.

### Additional Information

The property is approached via a private road and we understand from the vendor it is maintained by the residents. The vendor made a voluntary contribution of £10 towards maintenance costs in 2026.

### 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.

### Adaptations

There are no adaptations to this property.

### Location & Lifestyle Amenities

A well-stocked Co-operative store on Faversham Road is approximately 0.3 miles (5-10 minutes on foot). Bus services to local towns are nearby on Faversham Road (0.1 miles/167 yards/161m).

Whitstable town centre, a flourishing, fashionable and unique seaside town with its varied and interesting array of individual retailers, restaurants and colourful arts culture is approximately 30-35 minutes' walk (1.4 miles) along the coastal path or approximately 1.5 miles by car.

'The Rose in Bloom' Joy Lane with views over the sea is 0.5 miles (10-15 mins on foot).

Estuary View Medical Centre and Prospect Retail Park which includes a Marks & Spencer's Food Hall, Aldi, Home Bargains and other retailers are approx 1.3 miles (via Church Lane).

Major road links are easily accessible via the A299.

