

CHRISTOPHER HODGSON



Whitstable
£325,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

12 Bluefield Mews, Whitstable, Kent, CT5 4QN

A spacious modern townhouse forming part of the desirable Bluefield Mews development conveniently positioned within close proximity of Duncan Downs, supermarkets, Estuary View medical centre and bus routes. Whitstable's bustling town centre, seafront and railway station (1.4 miles) are all easily accessible.

The generously proportioned accommodation is set over three floors and comprises an entrance hall, first floor sitting room opening to a balcony, a kitchen/dining room with breakfast bar and West facing Juliet balcony, four bedrooms and three bathrooms, including two en-suite shower rooms.

The property benefits from an integral garage incorporating a utility area and a driveway with parking for several vehicles.

The property is accessed via Long Reach Close from Borstal Hill. No onward chain.



LOCATION

Bluefield Mews is a much sought after location on the outskirts of the popular seaside town of Whitstable, enjoying an elevated position and within easy access of Duncan Downs and within close proximity to central Whitstable, being accessible to shops, bus routes, station, golf course and the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links 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 accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Bedroom 4 / Study 14'8" x 12'6" (4.48m x 3.80m)

- En-Suite Shower Room 11'6" x 4'7" (3.53m x 1.40m)

- Integral Garage 20'0 x 11'1 (6.10m x 3.38m)

FIRST FLOOR

- Sitting Room 18'2 x 14'11 (5.54m x 4.55m)
- Balcony 6'0" x 5'9" (1.82m x 1.75m)
- Kitchen/Dining Room 23'2" x 18'2" (7.07m x 5.54m)

SECOND FLOOR

- Bedroom 1 18'2" x 14'11" (5.54m x 4.55m)
- En-Suite Shower Room
- Bedroom 2 14'9" x 11'5" (4.50m x 3.48m)
- Bedroom 3 10'11" x 6'6" (3.32m x 1.97m)
- Bathroom 11'5" x 5'8" (3.48m x 1.75m)

OUTSIDE

Communal Gardens



LEASE

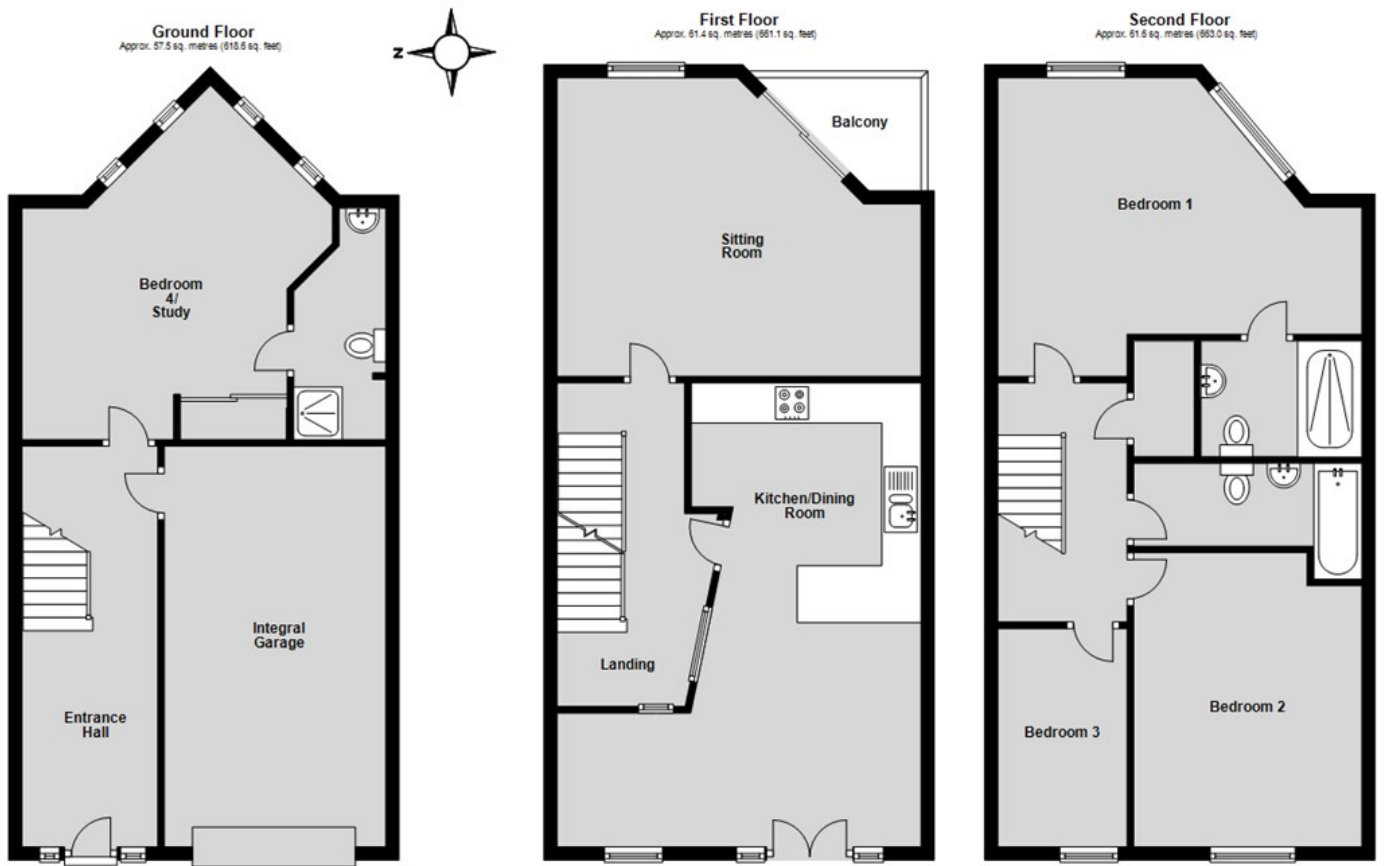
The property is being sold with the remainder of a 999 year lease created in 2002 (subject to confirmation from vendors solicitor).

SERVICE/MAINTAINANCE CHARGE

The annual service charge for 2025 is £2,706.22. (subject to confirmation from the vendors solicitors).

GROUND RENT

Not applicable (to be confirmed by the vendors solicitors).



Total area: approx. 180.5 sq. metres (1942.8 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C	74	77
Needs improvement	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	F		
Unusable	G		
Energy Efficiency Rating Legend		EPC Rating	
England & Wales		EPC Rating	

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