

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£540,000 Freehold

...for Coastal, Country & City living.



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Whitstable

I The Larches, Whitstable, Kent, CT5 4QU

An opportunity to acquire an exceptionally spacious detached bungalow situated in a highly desirable and peaceful cul-de-sac which is a short and pleasant stroll across the golf course to Whitstable Beach (0.5 miles), and within close proximity to the town centre and High Street (0.7 miles), shops, restaurants, bus routes and Whitstable railway station (0.9 miles).

The property now requires a programme of updating and improvement throughout, and there is significant potential for further extension and remodelling (subject to obtaining all necessary consents and approvals).

The generous accommodation totals 1378 sq ft (128 sq m) and is currently arranged to provide an entrance hall, sitting room open plan to a dining room, a kitchen/breakfast room, three double bedrooms and two bathrooms, including an en-suite bathroom to the principal bedroom.

The secluded rear garden extends to 49ft (14m) and incorporates an area laid to patio. A driveway provides off street parking and access to the attached garage. No onward chain.



Location

The Larches is a highly desirable cul-de-sac situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to 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 are:

GROUND FLOOR

• Entrance Hall

14'8" x 4'8" (4.47m x 1.42m)
at maximum points.

• Sitting Room

16'5" x 12'1" (5.00m x 3.69m)
at maximum points.

• Dining Room

10'4" x 8'6" (3.15m x 2.59m)
at maximum points.

• Snug

8'6" x 8'1" (2.59m x 2.46m)
at maximum points.

• Kitchen/ Breakfast Room

18'9" x 10'7" (5.71m x 3.22m)
at maximum points.

• Bathroom

10'4" x 7'2" (3.15m x 2.18m)
at maximum points.

• Bedroom I

11'10" x 10'0" (3.60m x 3.06m)
at maximum points.



• **En-Suite Bathroom**

6'3" x 5'8" (1.93m x 1.73m)
at maximum points.

• **Bedroom 2**

11'8" x 10'5" (3.56m x 3.18m)
at maximum points.

• **Bedroom 3**

10'10" x 9'0" (3.31m x 2.75m)
at maximum points.

OUTSIDE

• **Garage**

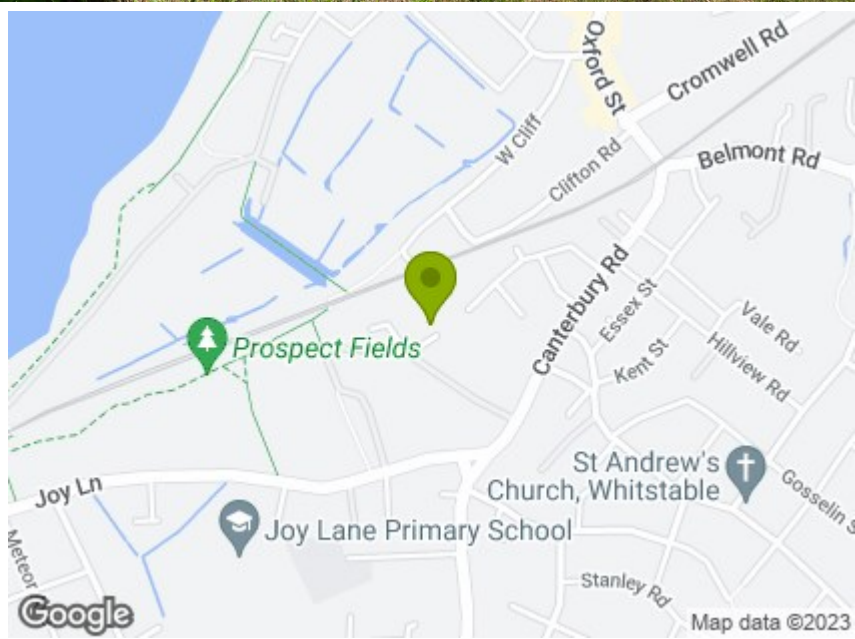
19'0" x 8'8" (5.79m x 2.64m)
at maximum points.

• **Garden**

49' x 41' (14.94m x 12.50m)
at maximum points.

Video Tour Available

Please view the video tour for
this property, and contact us to
discuss arranging a viewing.





Ground Floor

Approx. 128.1 sq. metres (1378.5 sq. feet)



Total area: approx. 128.1 sq. metres (1378.5 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2023/2024 is £2,563.73.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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Energy Efficiency Rating			
Energy Efficiency Rating	Energy Efficiency	Energy Consumption (kWh/m ² /year)	CO ₂ Emissions (t/m ² /year)
A	Very High	< 50	< 5
B	High	51 - 70	5 - 7
C	Medium	71 - 90	7 - 10
D	Below Average	91 - 110	10 - 15
E	Average	111 - 130	15 - 20
F	Below Average	131 - 150	20 - 25
G	Very Low	> 150	> 25

England & Wales Environmental Impact (CO ₂) Rating			
Environmental Impact (CO ₂) Rating	Environmental Impact (CO ₂)	Estimated Annual CO ₂ Emissions (t)	Estimated Annual CO ₂ Emissions (t)
A	Very Low	< 2	< 2
B	Low	2 - 3	2 - 3
C	Medium	3 - 4	3 - 4
D	Below Average	4 - 5	4 - 5
E	Average	5 - 6	5 - 6
F	Below Average	6 - 7	6 - 7
G	Very Low	> 7	> 7