Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

£400,000 Freehold

...for Coastal, Country & City living.

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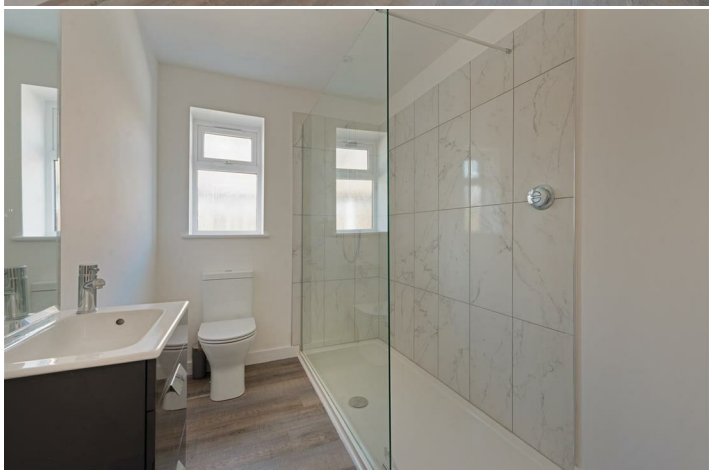
Whitstable

1a Lismore Road, Whitstable, Kent, CT5 3HU

A newly built detached bungalow situated in a desirable location, conveniently positioned for access to Whitstable town centre, Tankerton slopes and seafront, supermarkets, and Whitstable mainline station (1.6 miles distant). A bus stop is situated close by on Clover Rise.

The spacious and smartly presented accommodation is arranged to provide an entrance hall, open-plan kitchen/living/dining room with sliding doors opening onto the garden, two double bedrooms and shower room.

Externally there is a low maintenance rear garden and a gravel driveway to the front of the property providing off road parking for two vehicles. No onward chain.



Location
Lismore Road is a much sought after road within this favoured village which is conveniently situated between Canterbury (5.8 miles) and Whitstable (1.9 miles). The village is well served by Chestfield & Swalecliffe railway station offering fast and frequent services to London Victoria (approximately 87 mins) and high speed links to London St Pancras (approximately 80 mins). Chestfield Medical Centre, Sainsburys Supermarket and a bus route are also easily accessible. The property is just a short stroll from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant.

Whitstable town centre is approximately 2 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 6 miles distant) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

Accommodation
The accommodation and approximate measurements are:

- **Entrance Hall**

- **Dining/Living Room**
17'6" x 11'3" (5.34m x 3.43m)
at maximum points.

- **Kitchen**
8'8" x 13'11" (2.64m x 4.25m)
at maximum points.

- **Bedroom 1**
12'7" x 11'4" (3.83m x 3.46m)
at maximum points.

- **Shower Room**
at maximum points.

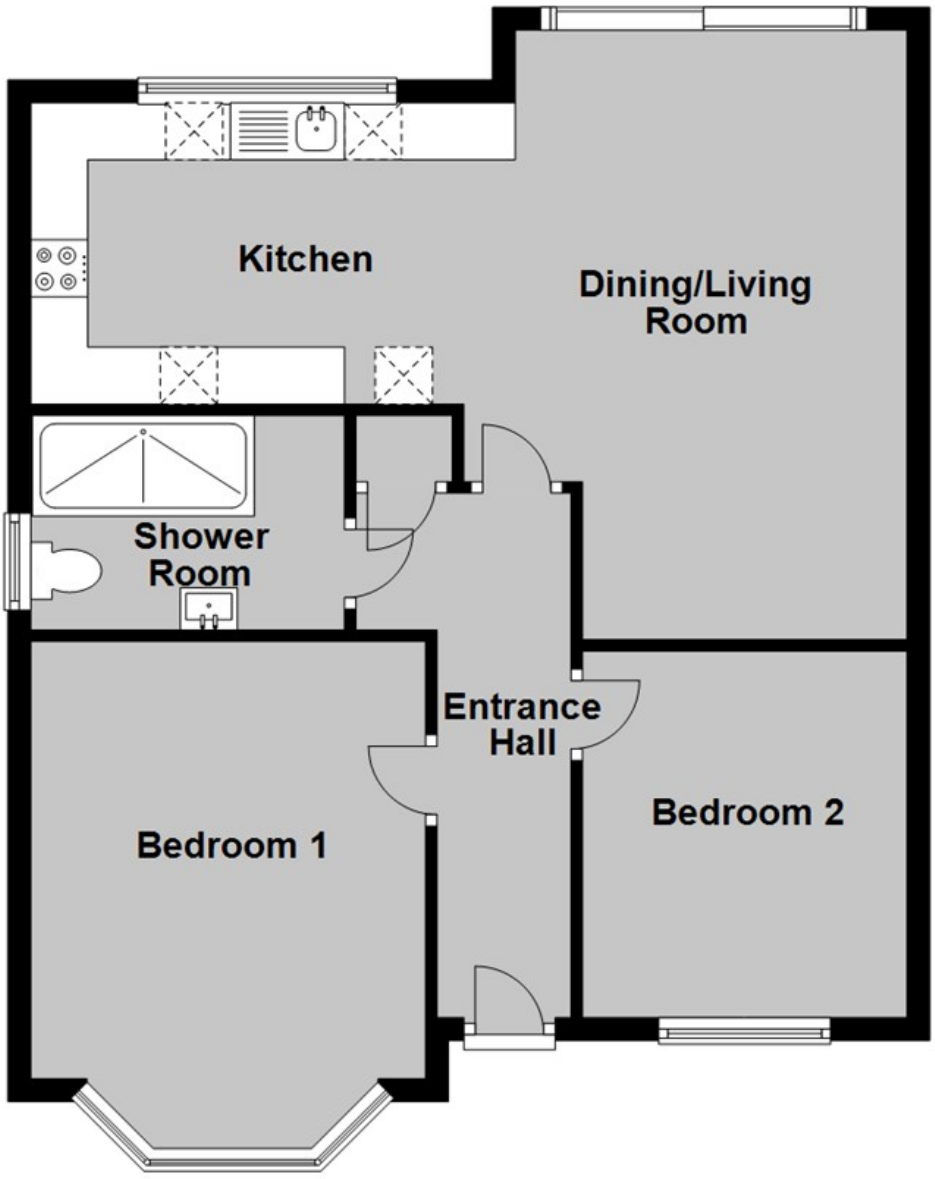
• **Bedroom 2**
10'8" x 9'2" (3.24m x 2.80m)
at maximum points.

• **Rear Garden**
35' x 20' (10.67m x 6.10m)
at maximum points.

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

Ground Floor

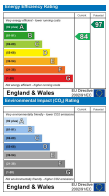
Approx. 65.9 sq. metres (709.9 sq. feet)



Total area: approx. 65.9 sq. metres (709.9 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £1,997.91.

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



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Folio No. 6745/WR