

CHRISTOPHER HODGSON



**Whitstable**

**£350,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Whitstable

## *30 Clover Rise, Whitstable, Kent, CT5 3EY*

A spacious detached bungalow situated in a sought after location, conveniently positioned within walking distance of shopping facilities at Sainsbury's, and Chestfield Medical Centre and easily accessible to Whitstable town centre, Tankerton slopes and seafront, bus routes and Whitstable mainline station (1.2 miles distant).

The accommodation is arranged to provide an entrance hall, spacious living/dining room with sliding doors

opening to the garden, two double bedrooms, a kitchen and a bathroom.

Outside, the rear garden enjoys a South Westerly aspect and extends to 39ft (11m), incorporating a detached studio/workshop. The property also benefits from a garage and a driveway which provides off street parking for a number of vehicles. No onward chain.



### LOCATION

Clover Rise is a popular residential location conveniently situated for access to local amenities including Sainsburys and Tesco supermarkets, Chestfield medical centre and Whitstable and Chestfield mainline railway stations which offers fast and frequent services to London (Victoria approximately 80mins) with high speed services to London (St Pancras approximately 87mins). There are a range of local bus services providing links to surrounding areas. Whitstable is approximately 2 miles distant offering a well regarded range of facilities including shops, educational facilities and leisure amenities.

### ACCOMMODATION

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

#### GROUND FLOOR

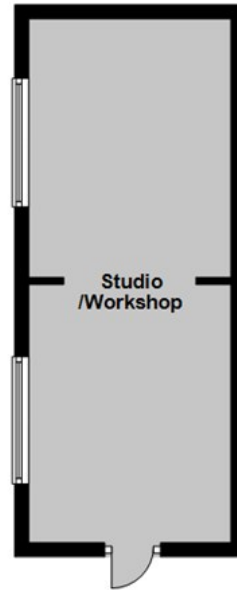
- Entrance Hall
- Living/Dining Room 22'2" x 12'4" (6.76m x 3.76m)
- Kitchen 10'2" x 7'10" (3.11m x 2.40m)
- Bedroom 1 12'4" x 11'1" (3.76m x 3.37m)
- Bedroom 2 11'0" x 9'1" (3.37m x 2.78m)

- Bathroom 7'10" x 6'4" (2.40m x 1.95m)

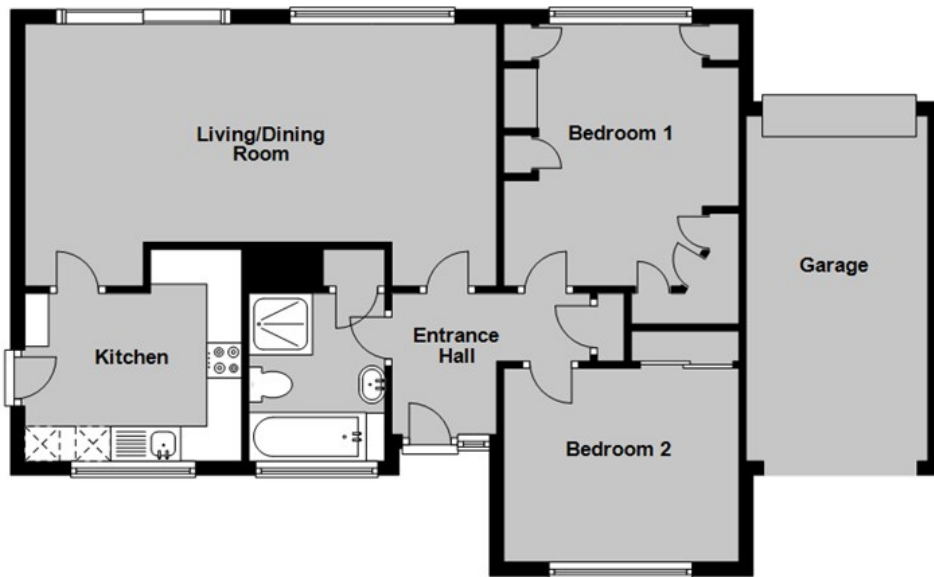
#### OUTSIDE

- Garden 39' x 36' (11.89m x 10.97m)
- Garage 16'3" x 8'6" (4.95m x 2.59m)
- Studio/ Workshop 24'7" x 9'6" (7.50m x 2.89m)





**Ground Floor**  
 Main area: approx. 68.3 sq. metres (735.0 sq. feet)  
 Plus garages, approx. 12.9 sq. metres (138.6 sq. feet)  
 Plus outbuildings, approx. 21.7 sq. metres (233.7 sq. feet)



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**Council Tax Band D. The amount payable under tax band D for the year 2023/2024 is £2,097.60**

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Energy Efficiency Rating		Current	Potential
Energy efficient - best rating grade	Grade A		
Energy efficient	Grade B		82
Decent	Grade C	63	
Needs improvement	Grade D		
Needs improvement	Grade E		
Needs improvement	Grade F		
Needs improvement	Grade G		

For more information on energy ratings visit [www.gov.uk](http://www.gov.uk)  
 England & Wales  
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