

CHRISTOPHER HODGSON



Blean, Canterbury
£399,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Blean, Canterbury

11 Mount Pleasant, Blean, Canterbury, Kent, CT2 9EU

A detached family home in a quiet cul-de-sac situated within the desirable village of Blean, conveniently positioned for access to Whitstable (approximately 4.2 miles distant) and Canterbury (approximately 2.5 miles distant) which benefits from high speed rail links to London.

The property would now benefit from a programme of modernisation throughout, and there is potential to extend the existing accommodation (subject to obtaining all necessary consents and approvals).

The spacious accommodation is arranged on the ground floor to provide an entrance porch, entrance hall,

living/dining room and a kitchen. To the first floor three are three bedrooms, a family bathroom, and a cloakroom.

Outside, the rear garden enjoys a Westerly aspect and extends to 69ft (21m) and there is a gardeners' WC. A garage and driveway provide off road parking for a number of vehicles. No onward chain



LOCATION

Mount Pleasant is conveniently situated within Blean a desirable village between Whitstable and Canterbury with its a range of local shops, public house and popular primary school. Nearby Whitstable (approximately 4.2 miles distant) with its working harbour also offers a bustling High Street with a diverse range of busy shops, Post Office and restaurants. The Cathedral City of Canterbury (approximately 2.5 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54 minutes. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Porch 9' x 11' (2.74m x 0.58m)
- Entrance Hall 10'2" x 6'2" (3.10m x 1.88m)

- Living/Dining Room 22'1" x 11'6" (6.73m x 3.51m)

- Kitchen 11' x 9'4" (3.35m x 2.84m)

Cloakroom

FIRST FLOOR

- Bedroom 1 12'6" x 11'6" (3.81m x 3.51m)

- Bedroom 2 11'6" x 9'3" (3.51m x 2.82m)

- Bedroom 3 9' x 8'3" (2.74m x 2.51m)

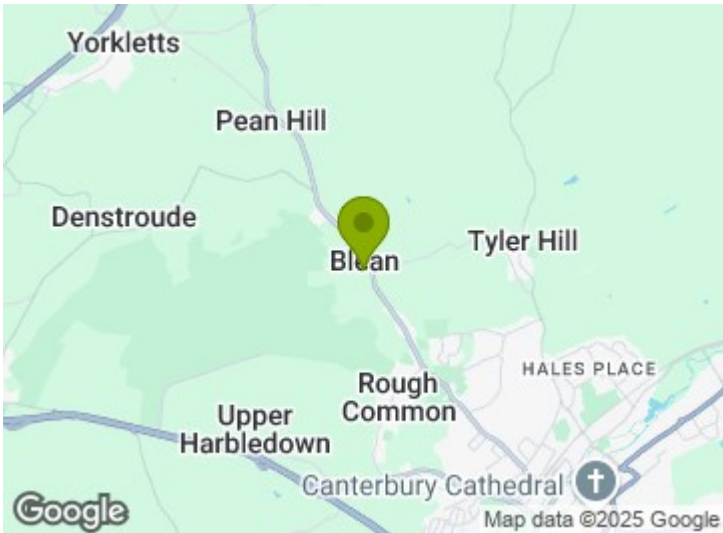
- Bathroom 5'10" x 5'7" (1.78m x 1.70m)

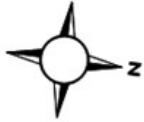
- Cloakroom 5'7" x 2'10" (1.70m x 0.86m)

OUTSIDE

- Garage 16'1" x 8'3" (4.90m x 2.51m)

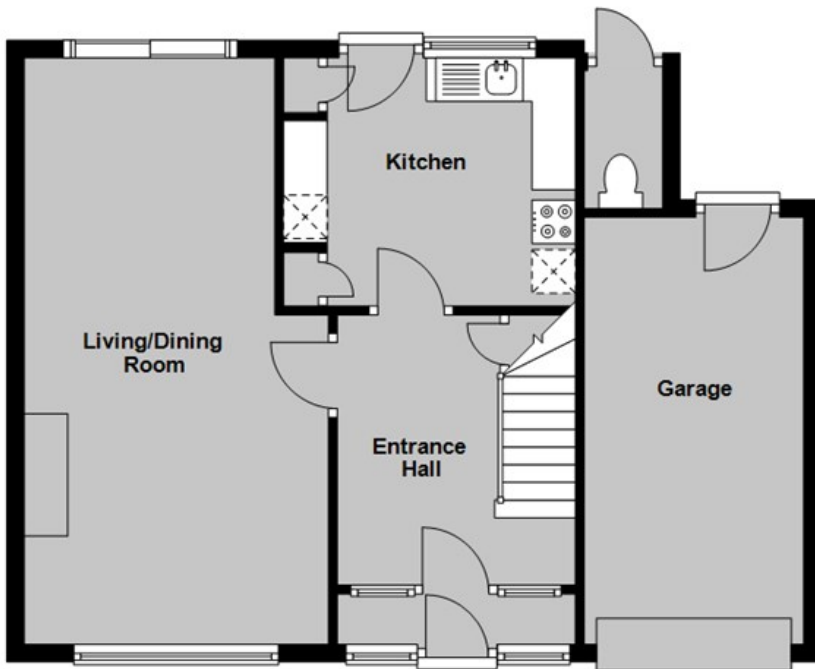
- Garden 69' x 22' (21.03m x 6.71m)





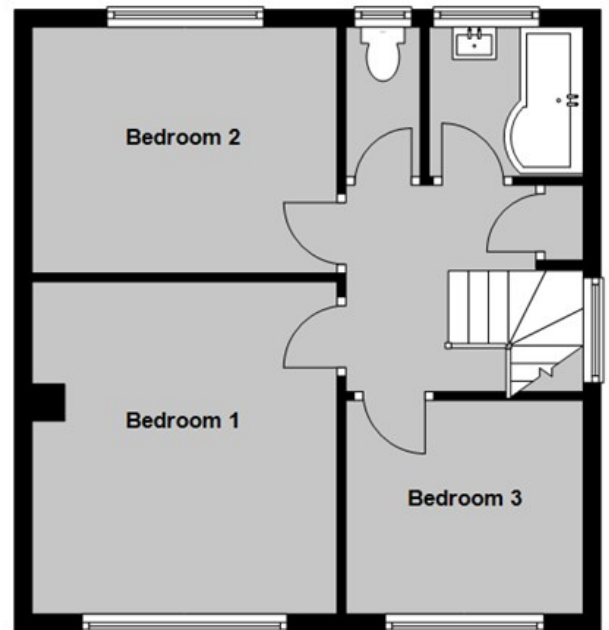
Ground Floor

Main area: approx. 44.2 sq. metres (475.3 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.9 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Main area: Approx. 86.9 sq. metres (935.3 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.9 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient (lower running costs)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (higher running costs)	F		
Worst energy efficiency	G		
England & Wales		79	82
EPC Rating		79	82

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

