

CHRISTOPHER HODGSON



Whitstable

£550,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

40 Clover Rise, Whitstable, Kent, CT5 3EZ

A thoughtfully extended and beautifully presented link-detached family home in a sought-after location, conveniently positioned within walking distance of supermarkets, Chestfield Medical Centre, and easily accessible to Whitstable town centre, Tankerton slopes and seafront, bus routes and Whitstable mainline station (1.2 miles).

The bright, spacious and versatile accommodation is arranged on the ground floor to provide an entrance porch, an entrance hall, a large sitting room with a wood-burning stove, a contemporary kitchen with sliding doors

leading to a conservatory, a utility cupboard, and a study / fourth bedroom with a stylish en-suite shower room. To the first floor, there are three generous bedrooms and a smartly fitted family bathroom.

The established and mature rear garden has a pleasant outlook and extends to 83ft (25m), incorporating a greenhouse, garden shed, and a summer house. A driveway provides off-street parking for several vehicles.



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 Porch
- Entrance Hall
- Sitting Room 13'9" x 12'11" (4.20m x 3.93m)
- Kitchen 19'11" x 10'2" (6.07m x 3.10m)
- Conservatory 26'5" x 9'10" (8.05m x 3.00m)

- Utility Cupboard
- Study / Bedroom 4 13'3" x 8'4" (4.05m x 2.54m)
- En-Suite Shower Room

FIRST FLOOR

- Bedroom 1 13'10" x 11'8" (4.21m x 3.55m)
- Bedroom 2 10'7" x 10'1" (3.23m x 3.07m)
- Bedroom 3 10'8" x 7'11" (3.24m x 2.41m)
- Bathroom

OUTSIDE

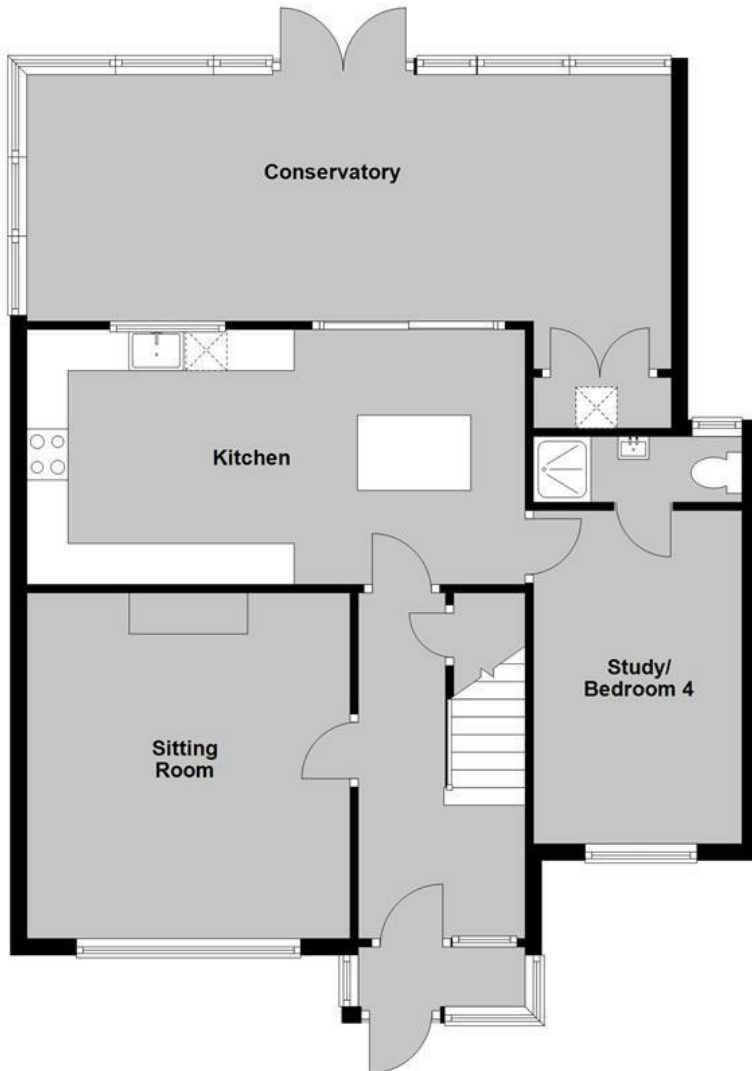
- Garden 83' x 35'2" (25.30m x 10.72m)
- Greenhouse
- Shed
- Summer House





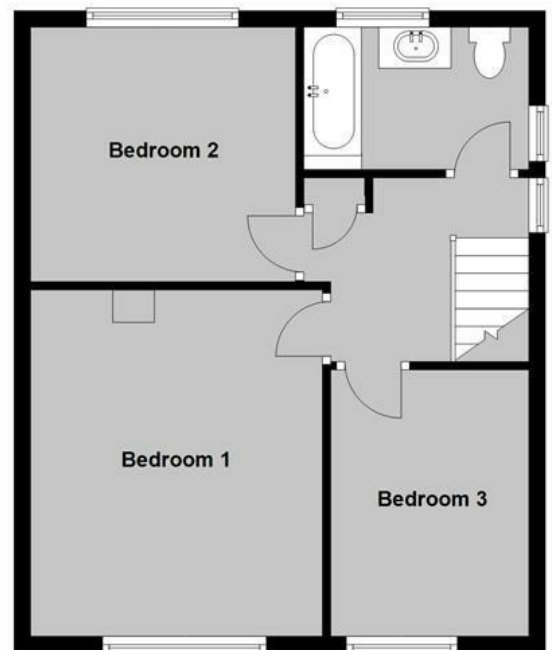
Ground Floor

Approx. 87.1 sq. metres (937.2 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



Total area: approx. 131.9 sq. metres (1419.4 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	75	75
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Worst energy efficiency - highest running costs	G		
England & Wales		Current	Potential

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