



Whitstable

£540,000 Freehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

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

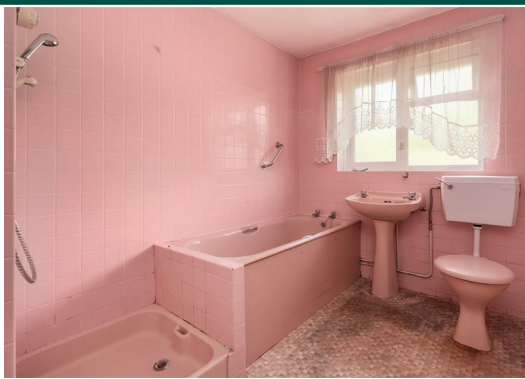
18'9" x 10'7" (5.71m x 3.22m)
at maximum points.

• 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.
- **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.

OUTSIDE

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

