Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

£625,000 Freehold

...for Coastal, Country & City living.

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Whitstable

8 Clifford Road, Whitstable, Kent, CT5 1PW

A spacious detached chalet bungalow situated on a generous plot in a desirable and secluded location, conveniently positioned within walking distance of local shops, bus routes and Whitstable station.

The comfortably proportioned accommodation comprises an entrance hall, sitting room, dining room, kitchen, conservatory, two double bedrooms, and a bathroom on the ground floor, with a further double bedroom and en-suite cloakroom occupying the first floor.

The rear gardens extend to 78 ft (24 m) and are laid to lawn with a paved terrace, and include a vegetable plot, a greenhouse, mature shrubs and fruit trees. A driveway provides off road parking for several vehicles and access to the integral garage. No onward chain.

Location
Clifford Road is a sought after residential location and is conveniently positioned for access to schools, shops and Whitstable mainline railway station, offering fast and frequent services to London (Victoria approximately 80 mins) with high speed links to London St Pancras (approximately 73 mins). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable is an increasingly popular and fashionable town by the sea which is located on the Kent coast. The town is well served by a variety of high street and individual retailers and a variety of watersports activities can be enjoyed at the beach.

Accommodation
The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Hall**
  10'2" x 9'10" (3.10m x 3.02m)
  at maximum points

- **Dining Room**
  14'1" x 11'0" (4.29m x 3.35m)
  at maximum points

- **Sitting Room**
  19'7" x 12'0" (5.99m x 3.66m)
  at maximum points

- **Kitchen**
  10'0" x 8'11" (3.05m x 2.74m)
  at maximum points

- **Conservatory**
  20'6" x 8'0" (6.27m x 2.44m)

- **Bedroom 2**
  13'8" x 10'11" (4.19m x 3.35m)
  at maximum points

- **Bedroom 3**
  12'0" x 8'5" (3.68m x 2.57m)
  at maximum points

• **Bathroom**
9'10" x 8'0" (3.02m x 2.44m)
at maximum points

FIRST FLOOR

• **Bedroom 1**
20'9" x 10'2" (6.35m x 3.10m)
at maximum points

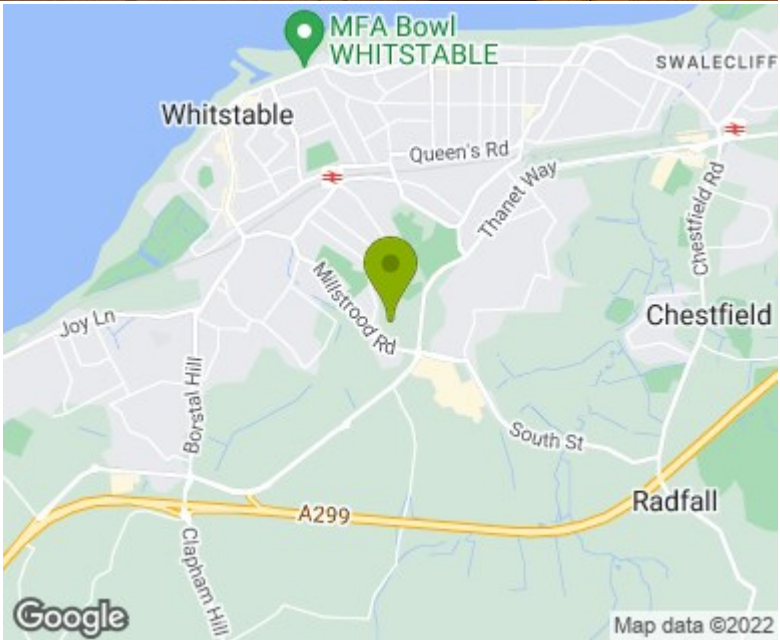
• **En-Suite Cloakroom**

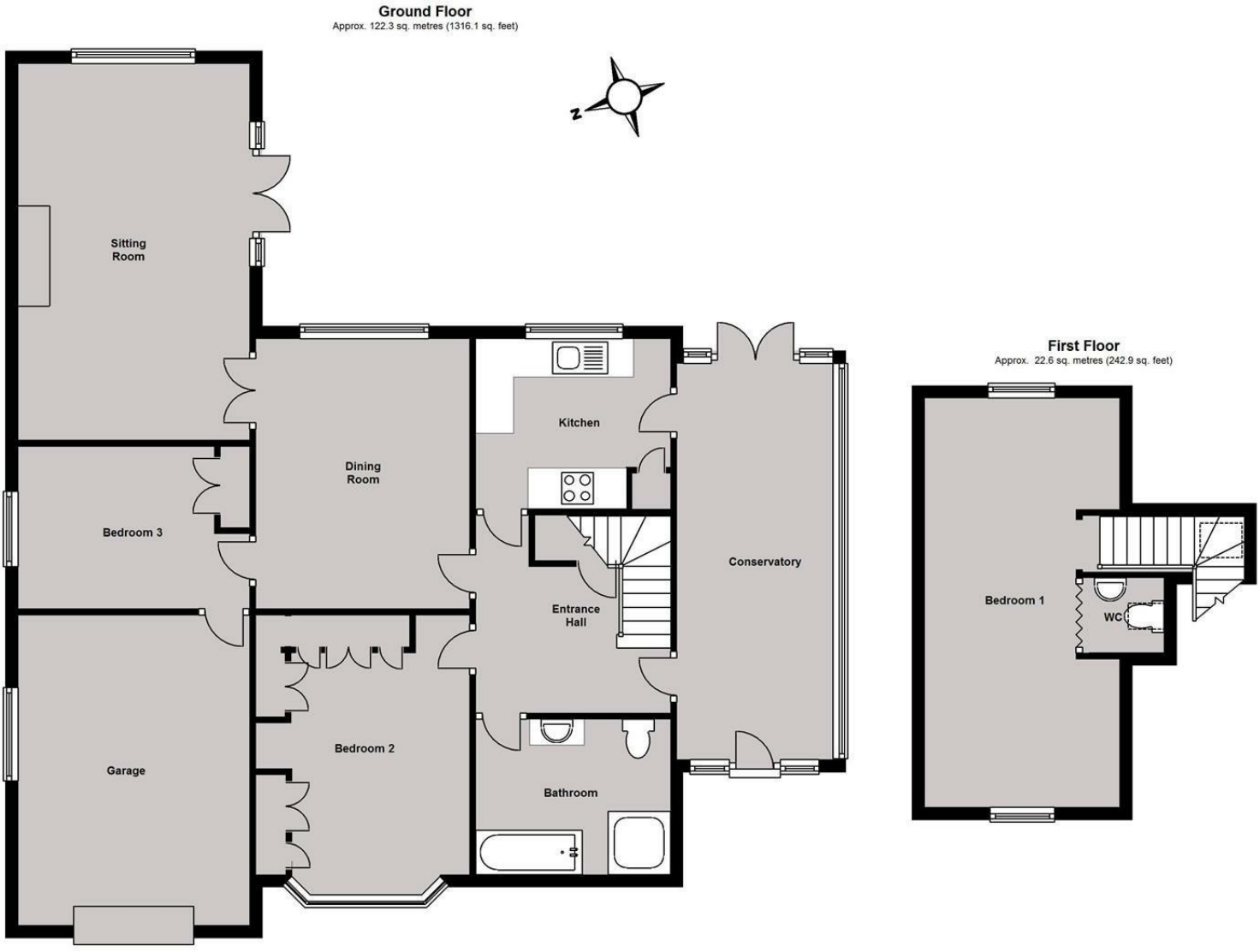
OUTSIDE

• **Rear Garden**
77'11" x 47'0" (23.77m x 14.33m)
at maximum points

Integral Garage
16'4" x 12'7" (5.00m x 3.86m)
at maximum points

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

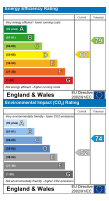




Total area: approx. 144.8 sq. metres (1559.0 sq. feet)

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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