

CHRISTOPHER HODGSON



Chestfield, Whitstable
£399,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Chestfield, Whitstable

30 Ellison Close, Chestfield, Whitstable, Kent, CT5 3JP

A spacious detached bungalow situated in a peaceful location within close proximity to Chestfield golf course, the historic 14th Century Chestfield Barn housing a pub and restaurant, Chestfield medical centre and Chestfield and Swalecliffe station (0.7 miles). The property is ideally positioned for access to both Whitstable and Canterbury.

The comfortably proportioned accommodation is arranged to provide a lobby, entrance hall, living room, kitchen, two double bedrooms, a garden room, and a

shower room.

The secluded South facing rear garden extends to 50ft (15.37m) and is predominantly laid to lawn with mature planting, and also incorporates a patio area. A driveway provides off street parking for a number of vehicles. No onward chain.



LOCATION

Ellison Close enjoys a convenient position located just off Chestfield Road within this favoured village which is situated between Canterbury and Whitstable. The village is well served by Chestfield and Swalecliffe railway station offering fast and frequent services to London Victoria (approximately 89mins) and high speed links to London St Pancras (approximately 80 mins). Chestfield Medical Centre, Sainsburys Supermarket and a bus route connecting the local areas. The house is just a short stroll from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Whitstable town centre is approximately 2.4 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 5 miles distant) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

ACCOMMODATION

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

GROUND FLOOR

- Lobby
- Entrance Hall
- Living Room 19'10" x 11'10" (6.05m x 3.60m)
- Kitchen 12'4" x 9'7" (3.76m x 2.93m)
- Bedroom 1 15'1" x 12'1" (4.60m x 3.68m)
- Bedroom 2 12'1" x 9'7" (3.68m x 2.93m)
- Garden Room 12'6" x 7'3" (3.81m x 2.21m)
- Shower Room

OUTSIDE

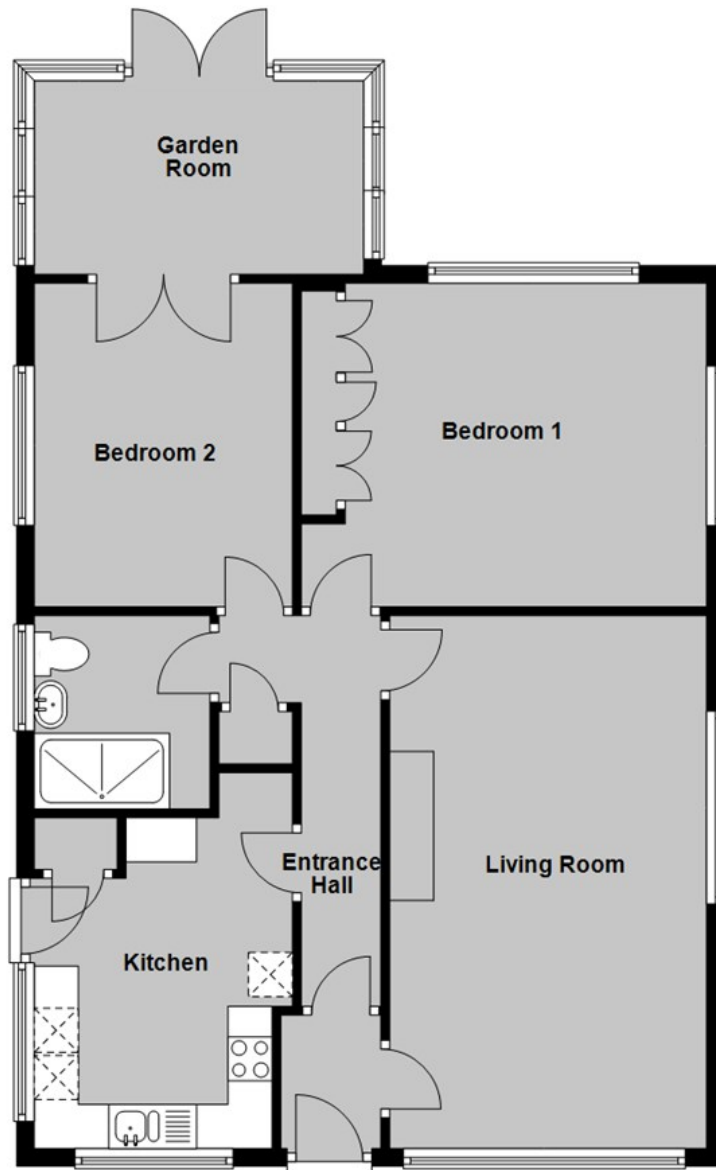
- Garden 50'5" x 36'8" (15.37m x 11.18m)





Ground Floor

Approx. 83.7 sq. metres (900.6 sq. feet)



Total area: approx. 83.7 sq. metres (900.6 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,874.69.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	92
B	
C	
D	
E	
F	
G	
England & Wales	
Minimum efficient - higher running costs	
G	

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