



Whitstable

£575,000 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

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

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

FIRST FLOOR

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

• **En-Suite Cloakroom**

Video Tour

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

OUTSIDE

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



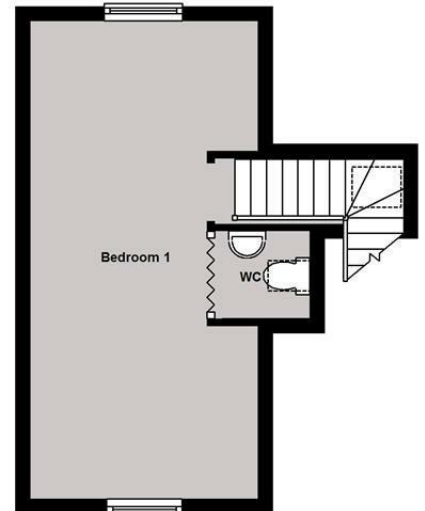
Ground Floor

Approx. 122.3 sq. metres (1316.1 sq. feet)



First Floor

Approx. 22.6 sq. metres (242.9 sq. feet)



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

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.

