

# Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



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](http://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.

**OUTSIDE**

- **Garage**

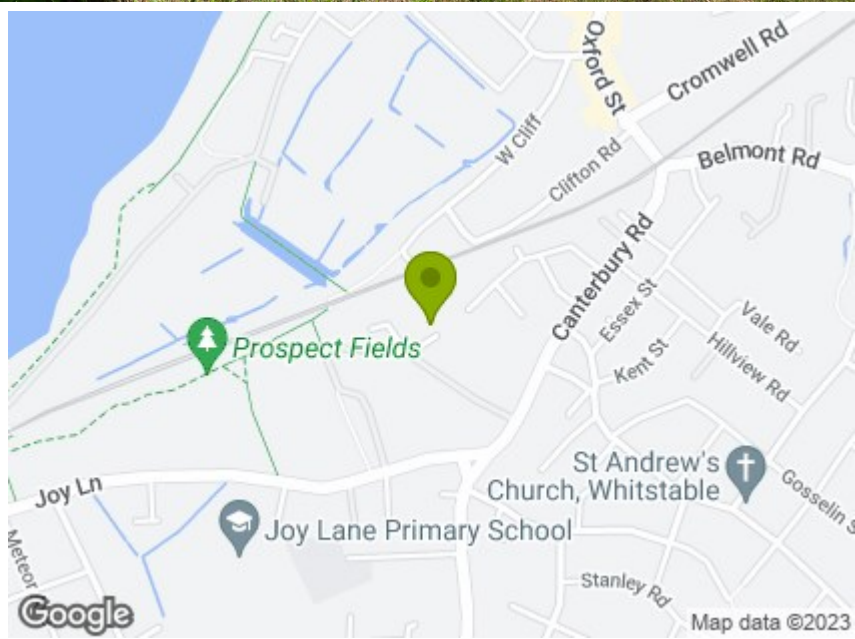
19'0" x 8'8" (5.79m x 2.64m)  
at maximum points.

- **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.





## Ground Floor

Approx. 128.1 sq. metres (1378.5 sq. feet)



Total area: approx. 128.1 sq. metres (1378.5 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2023/2024 is £2,563.73.

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.

Energy Efficiency Rating	
Energy Efficiency Rating	Score
Energy A	83
Energy B	
Energy C	
Energy D	
Energy E	
Energy F	
Energy G	

England & Wales Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact (CO <sub>2</sub> ) Rating	Score
Environmental Impact A	
Environmental Impact B	
Environmental Impact C	
Environmental Impact D	
Environmental Impact E	
Environmental Impact F	
Environmental Impact G	