

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

Guide Price **£465,000** Freehold

...for Coastal, Country & City living.



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Whitstable

Blackthorne Cottage, Pean Court Road, Whitstable, Kent, CT5 3BA

A spacious detached bungalow occupying a generous corner plot on a desirable private road on the outskirts of Whitstable (2 miles), and ideally positioned for access to Canterbury (4.2 miles).

This generously proportioned property totals 1098 sq ft (102 sq m) and would now benefit from a degree of updating and improvement, whilst offering scope for further extension and remodelling (subject to obtaining all necessary consents and approvals).

The accommodation is arranged to provide an entrance hall, a large sitting room, a dining room opening to a kitchen with utility area, a conservatory overlooking the garden, two double bedrooms and a bathroom.

The South Westerly facing rear garden extends to 46ft (14m) and is a particularly attractive feature of the property. A detached garage and driveway to the rear of the plot provide off-road parking. No onward chain.



Location

Pean Court Road is a desirable location on the outskirts of Whitstable and is well served by both Whitstable and Canterbury. The village of Blean is also nearby (1.9 miles) and offers a good range of amenities including shops, Blean primary school, garden centre, two public houses and bus routes to both Whitstable and Canterbury. The seaside town of Whitstable (2 miles) is renowned for its watersports facilities and well regarded restaurants. The Cathedral city of Canterbury (4.2 miles) 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 and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

Fast and frequent rail services to London can be accessed from both Canterbury and Whitstable: from Canterbury West Station – St Pancras (56 mins) / Charing Cross (92 mins) from Whitstable Station – St Pancras (73 mins) / Victoria (80 mins). The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Accommodation

The accommodation and approximate measurements are:

- **Entrance Hall**
- **Bedroom 1**
11'9" x 9'9" (3.58m x 2.98m)
at maximum points.
- **Bedroom 2**
10'9" x 10'2" (3.30m x 3.11m)
at maximum points.
- **Sitting Room**
22'0" x 12'9" (6.71m x 3.88m)
at maximum points.
- **Dining Room**
14'6" x 10'9" (4.43m x 3.28m)
at maximum points.



- **Kitchen**
9'6" x 9'0" (2.90m x 2.75m)
at maximum points.
- **Conservatory**
17'0" x 8'10" (5.20m x 2.70m)
at maximum points.
- **Utility Area**
8'4" x 5'11" (2.55m x 1.80m)
at maximum points.

- **Front Garden**
58 x 40 (17.68m x 12.19m)
at maximum points.
- **Rear Garden**
46 x 37 (14.02m x 11.28m)
at maximum points.

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

OUTSIDE

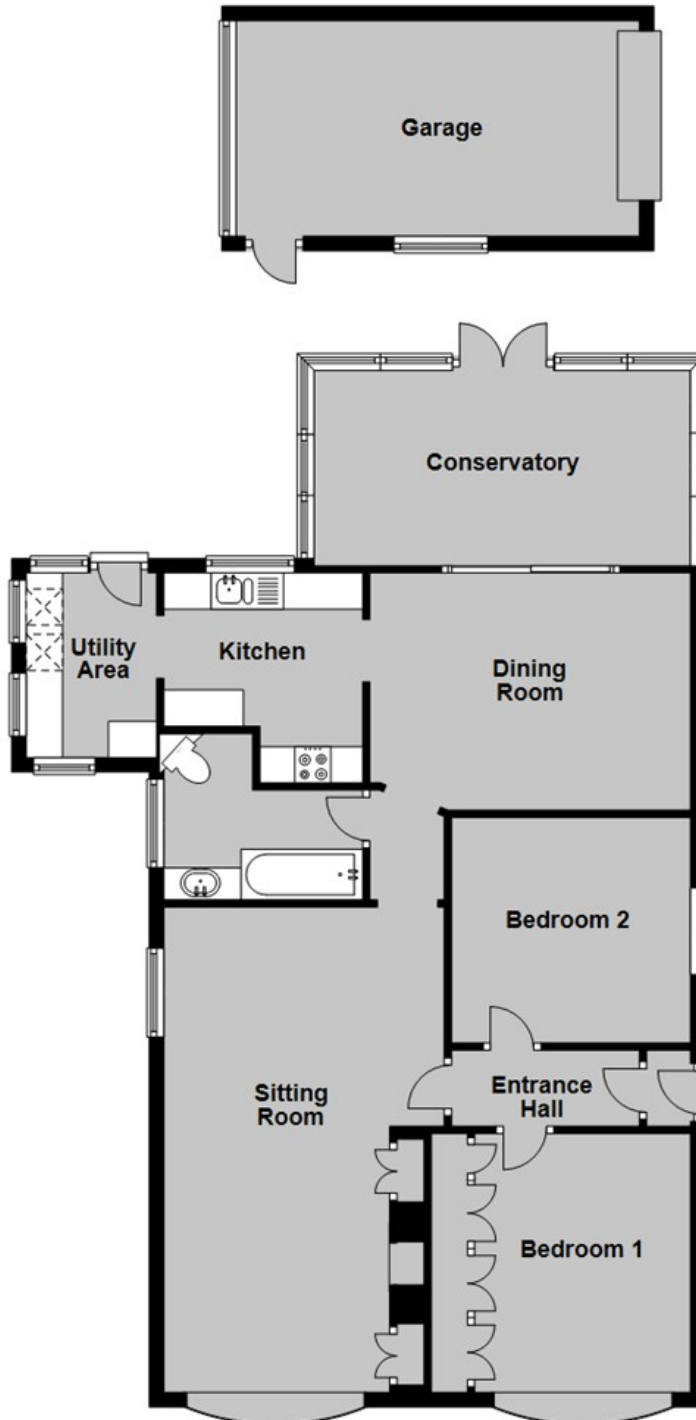
- **Garage**
18'3" x 9'9" (5.57m x 2.98m)
at maximum points.





Ground Floor

Approx. 102.0 sq. metres (1098.3 sq. feet)



Total area: approx. 102.0 sq. metres (1098.3 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2021/2022 is £1,938.95.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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Energy Efficiency	Environmental Impact
Very Good (A)	Very Low
Good (B)	Low
Fair (C)	Medium
Below Average (D)	High
Poor (E)	Very High
Very Poor (F)	Very High