

CHRISTOPHER HODGSON



Chestfield, Whitstable

£220,000 Freehold



Chestfield, Whitstable

2 Lavender Close, Chestfield, Whitstable, Kent, CT5 3QL

A bright and spacious semi-detached house ideally situated on this popular development within the desirable village of Chestfield, within close proximity to supermarkets, Chestfield medical centre and railway station (0.6 miles). Whitstable (2 miles) and Canterbury (6.1 miles) are both within reach.

The comfortably proportioned accommodation would now benefit from a degree of cosmetic improvement, and is arranged to provide an open-plan living room/kitchen,

and a large double bedroom and a shower room to the first floor.

Outside, the garden extends to 29ft (8m) and the property also benefits from one allocated parking space. No onward chain.



LOCATION

Lavender Close is a popular location in the village of Chestfield which is conveniently situated between Canterbury and Whitstable. The Village benefits from an attractive range of buildings centred around the 18 hole golf course and club house including oast houses and a 14th Century barn housing a restaurant. Local supermarkets are only a walk away with Whitstable being approximately three miles distant and offering a good range of local shops as well as recreational and educational facilities. There are railway stations to be found at both Chestfield and Whitstable offering fast and frequent services to London (Victoria approximately 1hr 20mins) and the A299 is easily accessible giving access to the subsequent motorway networks.

ACCOMMODATION

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

GROUND FLOOR

- Living Room / Kitchen 18'8" x 12'2" (5.69m x 3.71m)

FIRST FLOOR

- Bedroom 12'2" x 12'0" (3.70m x 3.67m)

- Shower Room

OUTSIDE

- Garden 29' x 23' (8.84m x 7.01m)





Ground Floor

Approx. 21.1 sq. metres (226.8 sq. feet)



First Floor

Approx. 21.2 sq. metres (227.9 sq. feet)



Total area: approx. 42.2 sq. metres (454.7 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60.

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Energy Efficiency Rating	
Very energy efficient (newest/greenest)	Best
A++	88
A+	
A	
B	
C	
D	
E	
F	
G	
Least energy efficient (oldest/least green)	Worst
England & Wales	
EPC Rating	

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