

# Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£365,000 Leasehold

...for Coastal, Country & City living.



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# Whitstable

12 Bluefield Mews, Whitstable, Kent, CT5 4QN

A spacious modern townhouse forming part of the desirable Bluefield Mews development conveniently positioned within close proximity of Duncan Downs, supermarkets, Estuary View medical centre and bus routes. Whitstable's bustling town centre, seafront and railway station (1.4 miles distant) are all easily accessible.

The generously proportioned accommodation is set over three floors and comprises an entrance hall, first floor sitting room opening to a balcony, a kitchen/dining room with breakfast bar and West facing Juliet balcony, four bedrooms and three bathrooms, including two en-suite shower rooms.

The property benefits from an integral garage incorporating a utility area and a driveway with parking for several vehicles.

The property is accessed via Long Reach Close from Borstal Hill. No onward chain.



## Location

Bluefield Mews is a much sought after location on the outskirts of the popular seaside town of Whitstable, enjoying an elevated position and within easy access of Duncan Downs and within close proximity to central Whitstable, being accessible to shops, bus routes, station, golf course and 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:

### • Entrance Hall

### • Sitting Room

18'2" x 14'11" (5.54m x 4.55m)  
at maximum points.

### • Balcony

6'0" x 5'9" (1.82m x 1.75m)  
at maximum points.

### • Kitchen/Dining Room

23'2" x 18'2" (7.07m x 5.54m)  
at maximum points.

### • Bedroom 1

18'2" x 14'11" (5.54m x 4.55m)  
at maximum points.

### • En-Suite Shower Room

11'6" x 4'7" (3.53m x 1.40m)  
at maximum points.

### • Bedroom 2

14'9" x 11'5" (4.50m x 3.48m)  
at maximum points.



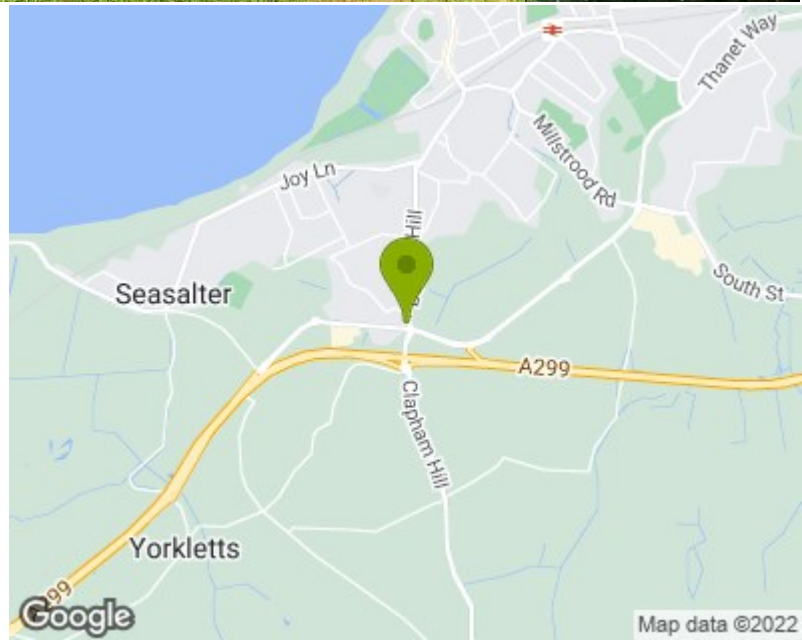
- **Bedroom 3**  
10'11" x 6'6" (3.32m x 1.97m)
- **Bedroom 4 / Study**  
14'8" x 12'6" (4.48m x 3.80m)  
at maximum points.
- **En-Suite Shower Room**
- **Bathroom**  
11'5" x 5'8" (3.48m x 1.75m)  
at maximum points.
- **Integral Garage**  
20'0" x 11'1" (6.10m x 3.38m)  
at maximum points.

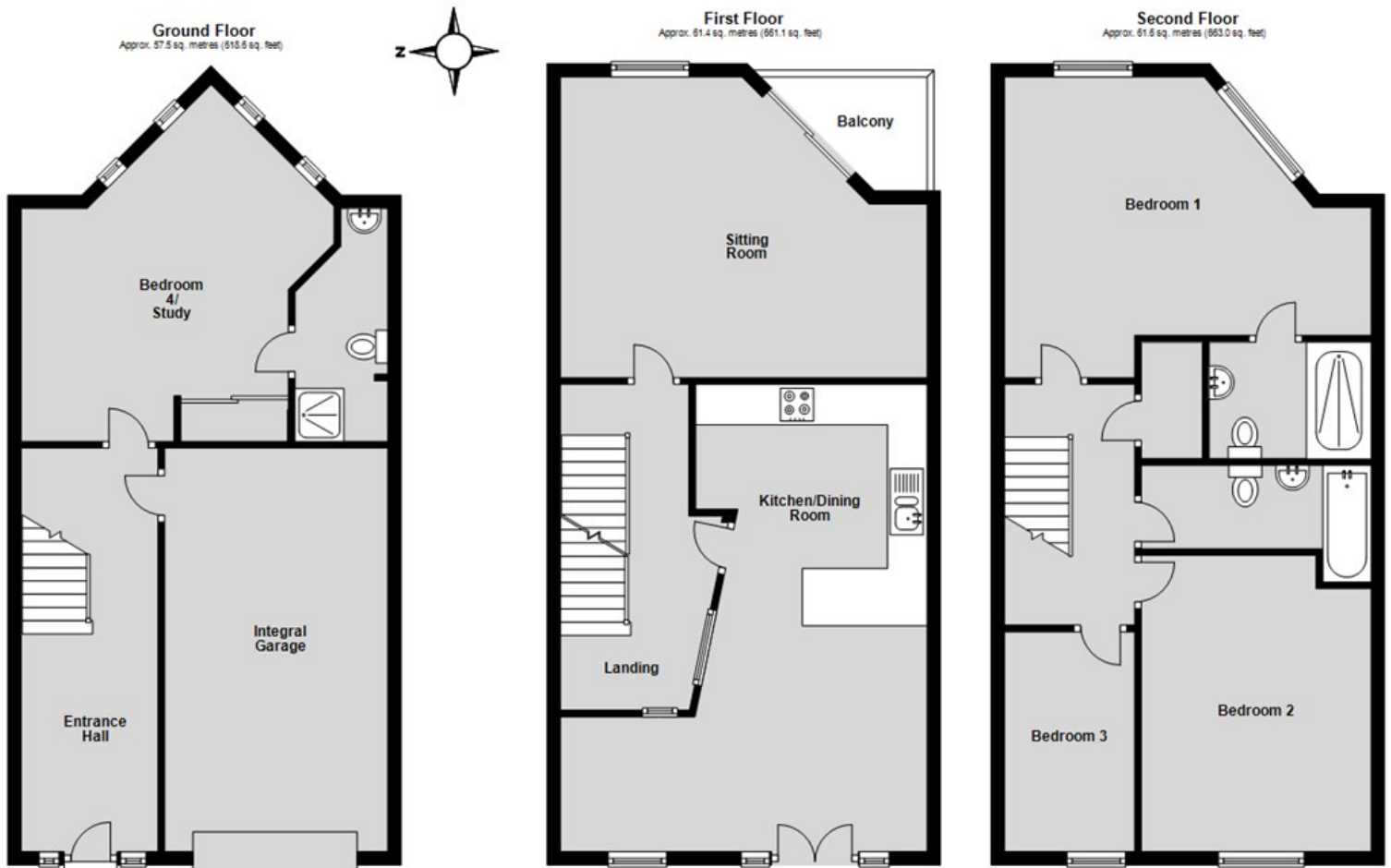
**Communal Gardens**

**Lease**  
The property is being sold with the remainder of a 999 year lease created in 2002 (subject to confirmation from vendors solicitor).

**Service/Maintenance Charge**  
The annual service charge for 2022 is £2,415.50. (subject to confirmation from the vendors solicitors).

**Ground Rent**  
Not applicable (to be confirmed by the vendors solicitors).





Total area: approx. 180.5 sq. metres (1942.8 sq. feet)

**Council Tax Band E.** The amount payable under tax band E for the year 2022/2023 is **£2,441.89.**

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

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