

CHRISTOPHER HODGSON



**Yorkletts, Whitstable**

Guide Price **£350,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Yorkletts, Whitstable

*140 Dargate Road, Yorkletts, Whitstable, Kent, CT5 3AH*

An extended detached bungalow situated on a generous plot in a peaceful location in Yorkletts, a desirable semi-rural hamlet with woodland walks on your doorstep. The property is accessible to the fashionable seaside town of Whitstable (3 miles) and the historic market town of Faversham (6 miles), both providing high speed rail services to London.

The spacious and beautifully presented accommodation is arranged to provide a substantial lean-to entrance porch, entrance hall, a sitting/dining room, a sun room overlooking the garden and countryside views, a contemporary kitchen, and a stylish bathroom with a

separate shower enclosure. There is considerable scope to further extend and remodel the existing accommodation (subject to all necessary consents and approvals being obtained).

The bungalow enjoys a wide frontage to Dargate Road of 55 ft (17 m), and the secluded rear gardens extend to 145 ft (44 m), providing a delightful setting in which to relax or entertain and views across the adjoining countryside. A driveway to the front of the property provides an area on off street parking. No onward chain.



## LOCATION

Dargate Road is a popular semi-rural location easily accessible to Whitstable (3.4 miles) and Faversham (6.3 miles), both enjoying a good range of educational facilities, shopping, recreational and leisure amenities as well as the High Speed Javelin service providing fast and frequent access from Faversham to London St Pancras with a journey time of approximately 68 minutes as well as services from Faversham to London Victoria with a journey time of approximately 75 minutes. The nearest motorway access is from Junction 6 of the M2 giving access also to the A2, Canterbury and subsequently the channel port of Dover. The nearby A251 gives access to Ashford with its International station offering fast Eurostar services to Paris, Lille and Brussels. Canterbury is approximately six miles distant with its Cathedral, theatre, cultural and leisure amenities and also benefits from excellent public and state schools. The City also boasts the facility of a major shopping centre enjoying a range of mainstream retail outlets together with a variety of individual shops.

## ACCOMMODATION

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

### GROUND FLOOR

- Entrance Porch 28'9" x 8'6" (8.76m x 2.59m)

- Entrance Hall
- Sitting/Dining Room 16'3" x 10'6" (4.96m x 3.20m)
- Kitchen 8'6" x 8'7" (2.60m x 2.64m)
- Sun Room 20'5" x 8'1" (6.23m x 2.47m)
- Bedroom 1 12'2" x 11'6" (3.70m x 3.51m)
- Bedroom 2 10'2" x 8'4" (3.09m x 2.54m)
- Bathroom 9'4" x 5'6" (2.85m x 1.68m)

### OUTSIDE

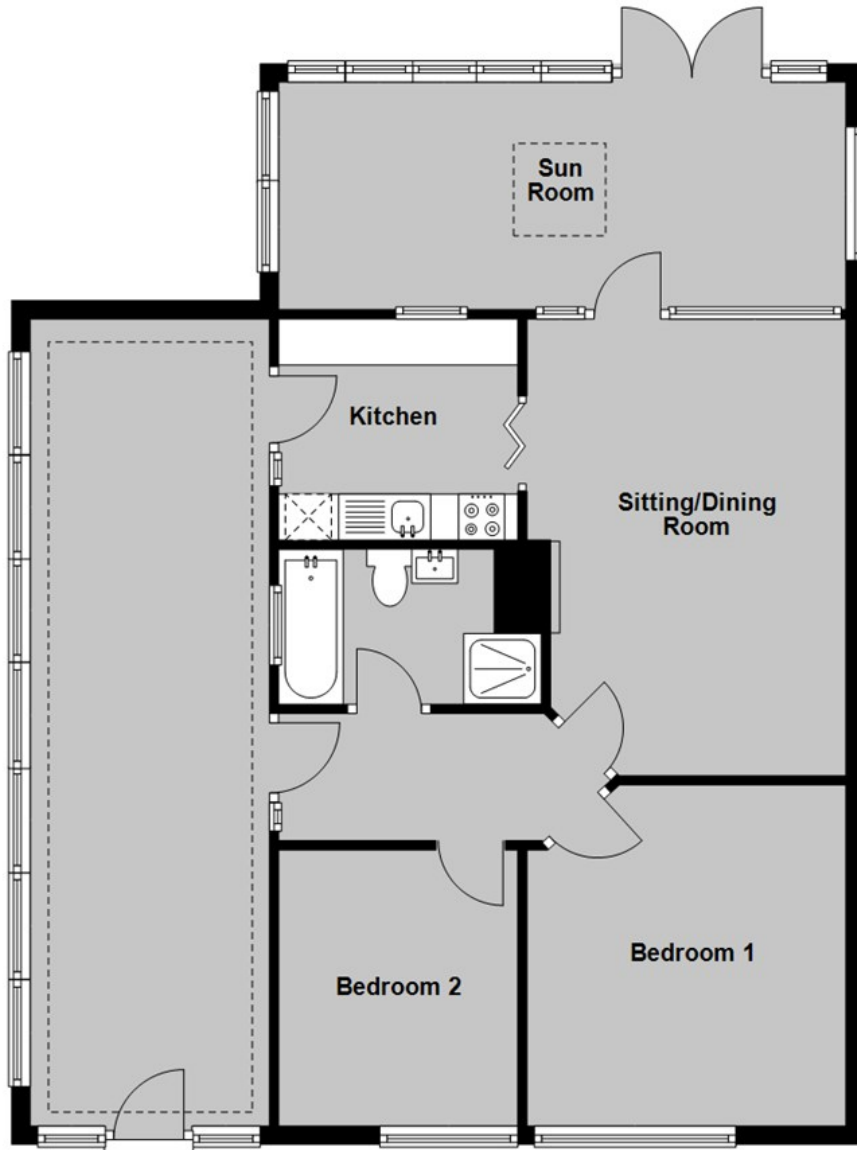
- Garden 145' x 28' (44.20m x 8.53m)





## Ground Floor

Approx. 93.6 sq. metres (1007.7 sq. feet)



Total area: approx. 93.6 sq. metres (1007.7 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.**

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	F		
Worst energy efficiency	G		
Energy Efficiency Rating		79	40
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