



**12 Lavender Close, Whitstable, CT5 3QL**  
**£220,000**



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Rarely available, this freehold one bedroom end of terraced house on Lavender Close represents an excellent buy-to-let opportunity. The property has been well-maintained and is currently let on an Assured Shorthold (details provided upon request). The existing tenant has been exceptional and would like to remain in the property, offering an incoming investor immediate and hassle-free rental income. The accommodation features an open-plan ground floor layout with a lounge opening into the kitchen area, along with allocated parking and an EPC rating of C.

Please call to arrange a viewing by appointment only.

## Description

Tenure: Freehold

EPC Rating C

Council tax Band B

### Location

Chestfield, Whitstable is a highly desirable village offering the perfect balance of coastal living and countryside tranquillity. Situated just outside Whitstable and within easy reach of Canterbury, the area is popular with families and commuters alike. Chestfield benefits from excellent transport links, including a mainline railway station with services to London, as well as convenient road access via the A299. Local amenities include shops, schools, Chestfield Golf Club and the historic Chestfield Barn, while Whitstable's beaches, harbour and independent eateries are only minutes away. Overall, Chestfield provides a peaceful yet well-connected setting in one of Kent's most sought-after locations.

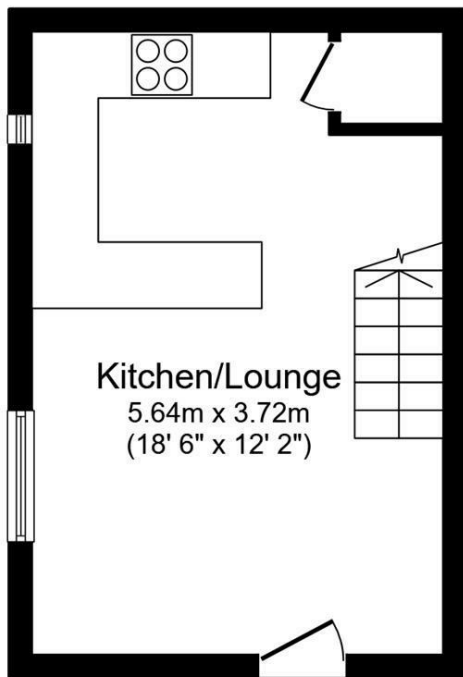
### Floorplan Clause

Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

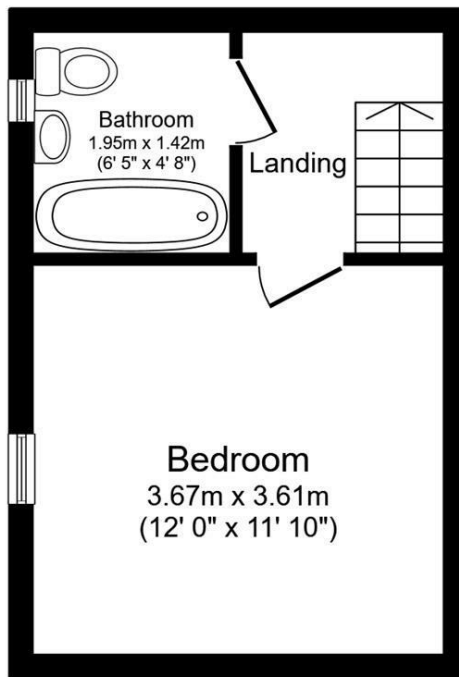
### Agents Notes

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.





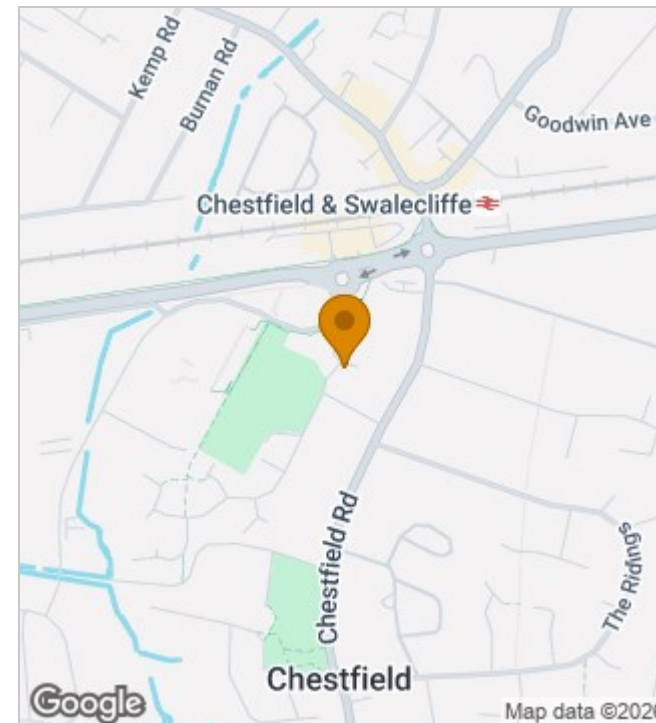
**Ground Floor**  
Floor area 21.0 sq.m. (226 sq.ft.)



**First Floor**  
Floor area 21.0 sq.m. (226 sq.ft.)

Total floor area: 42.0 sq.m. (452 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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www.zesthomes.uk

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