



Whitstable

Building Plot Adjacent to 29 Joy Lane, Whitstable, Kent, CT5 4LT

An exciting opportunity to acquire a building plot with the benefit of approved planning permission (subject to conditions) for the erection of a two storey detached house of approximately 1636 sq ft (152 sq m).

The plot is enviably positioned on Joy Lane, one of Whitstable's most coveted roads, just 320 metres from the beach and within walking distance of central Whitstable, with an array of boutique shops and highly regarded restaurants. Whitstable station is 1.1 miles distant.

The proposed accommodation is largely open-plan and arranged over two floors, comprising an entrance hall, living room, open-plan to kitchen/dining room, utility room and cloakroom. The first floor comprises four bedrooms and three bathrooms, including a luxurious principal bedroom suite with en-suite bathroom.

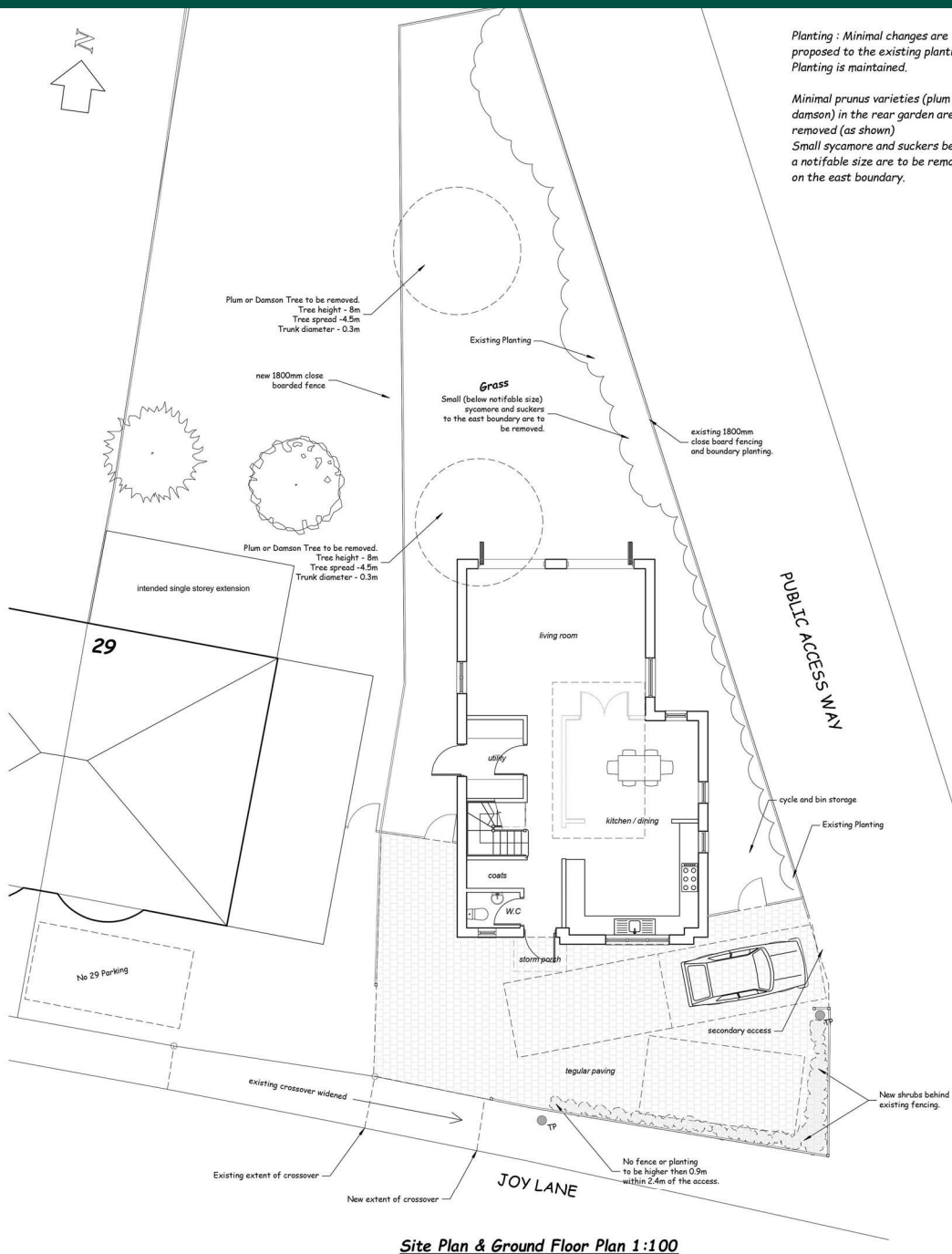
The house has been sympathetically designed to complement it's surroundings, whilst achieving a modern aesthetic keeping with the character and appearance of the area, with the use of contemporary materials. A generous driveway will provide off road parking for a number of vehicles.

Further information is available on the Canterbury City Council website; www.canterbury.gov.uk/planning under reference CA//21/02375.

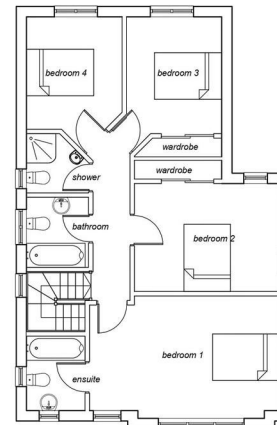
Location

Joy Lane is one of the most favoured locations in Whitstable, a charming and fashionable town by the sea which boasts a varied array of delicatessens, popular public houses, highly-regarded restaurants and boutique shops. The town also enjoys a variety of educational and leisure amenities including sailing, watersports and bird watching, as well as the working harbour for which the town has become renowned. Whitstable mainline railway station provides frequent services to London (Victoria) approximately 90mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

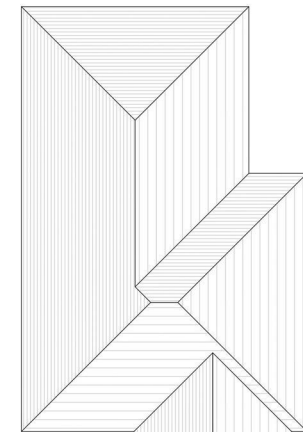




Site Plan & Ground Floor Plan 1:100



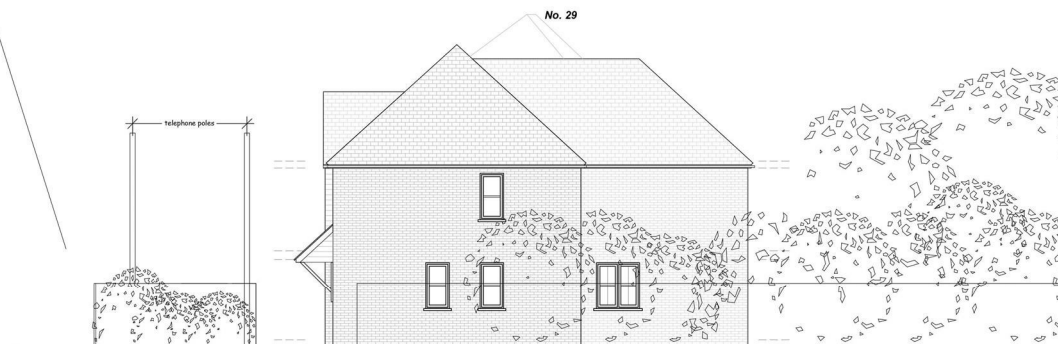
First Floor Plan 1:100



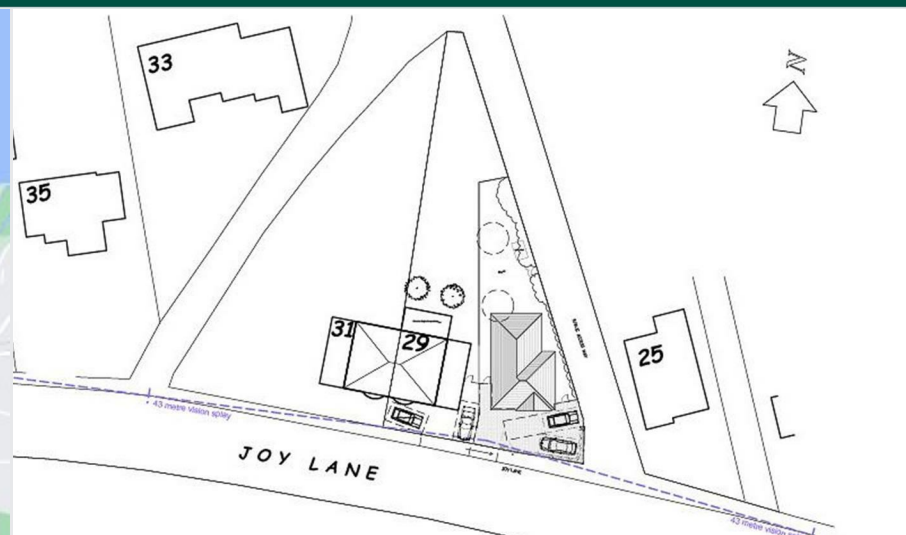
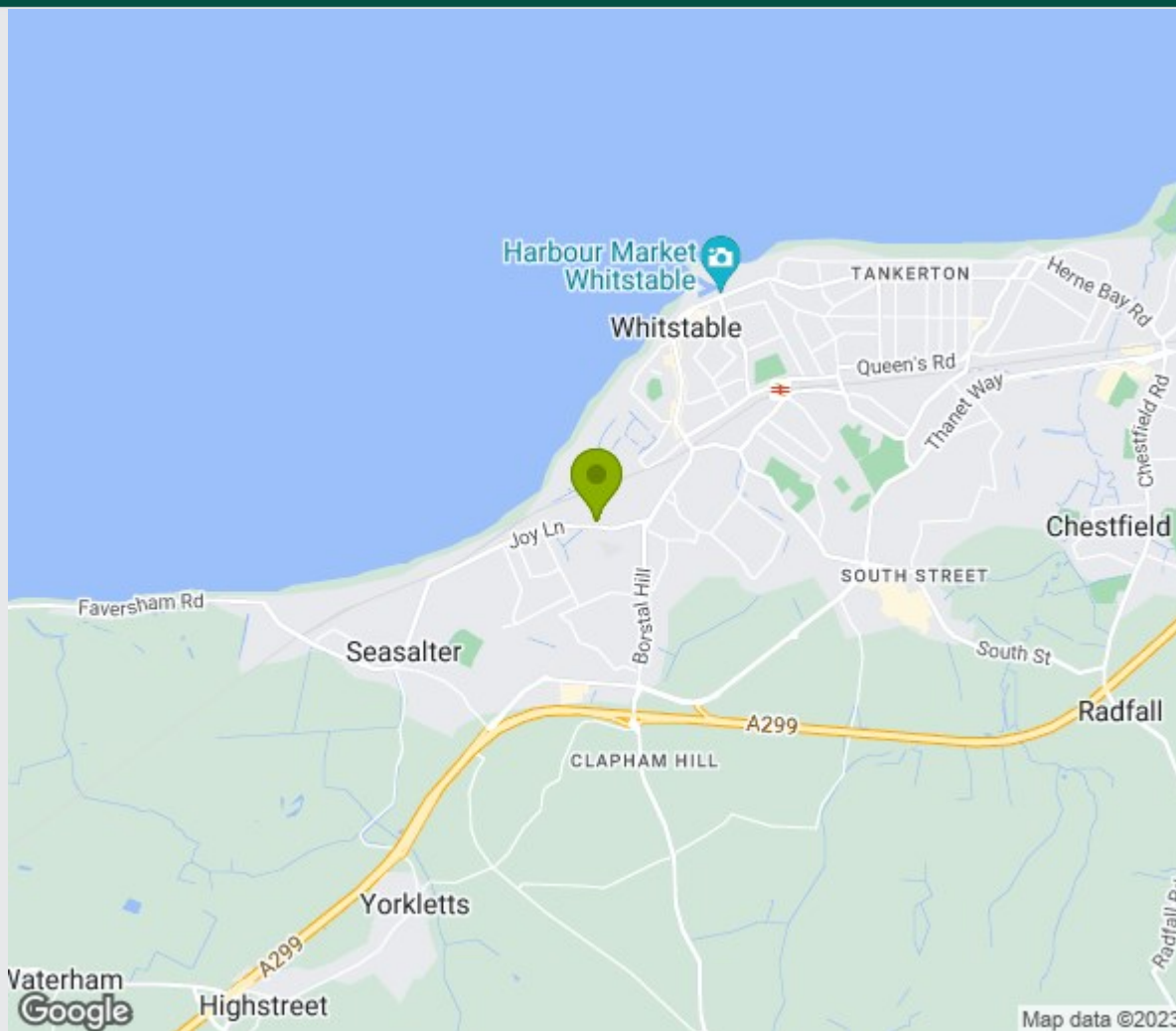
Roof Plan 1:100



Left Flank Elevation (West) 1:100



Right Flank Elevation (East) 1:100



Viewing

**STRICTLY BY PRIOR APPOINTMENT WITH
CHRISTOPHER HODGSON ESTATE AGENTS**

Folio No. 6712/WR

Energy Performance Certificate

Not applicable

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