

CHRISTOPHER HODGSON



**Whitstable**

**£595,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING





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# Whitstable

## *3 Juniper Close, Whitstable, Kent, CT5 1PQ*

An exceptionally spacious detached bungalow enjoying a secluded location in a favoured cul-de-sac which is conveniently situated within close proximity of Church Street playing fields and Tesco supermarket, a short distance from Whitstable town centre, Tankerton seafront and Whitstable station (0.4 miles).

The extended accommodation totals 1290 sq ft (119 sq m) and is arranged to provide an entrance porch, entrance hall, sitting room, dining room, kitchen, utility room, two double bedrooms with built-in wardrobes, and a large shower room. There is potential for further extension and remodelling (subject to obtaining all necessary consents and approvals).

The generous rear garden extends to 80ft (24m) and incorporates a block paved terrace, an expanse of lawn, greenhouse, and a storage shed. A driveway provides off street parking for a number of vehicles and access to the integral garage. No onward chain.



### Location

Juniper Close is accessed from Church Street and is a sought after location on the Tankerton/ Whitstable borders and is conveniently positioned for access to local schools, shops and services at both Whitstable and Tankerton. Mainline railway services are available at Whitstable offering fast and frequent services to London (Victoria 80mins). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible linking with the A2/ M2 providing access to London, the Channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to

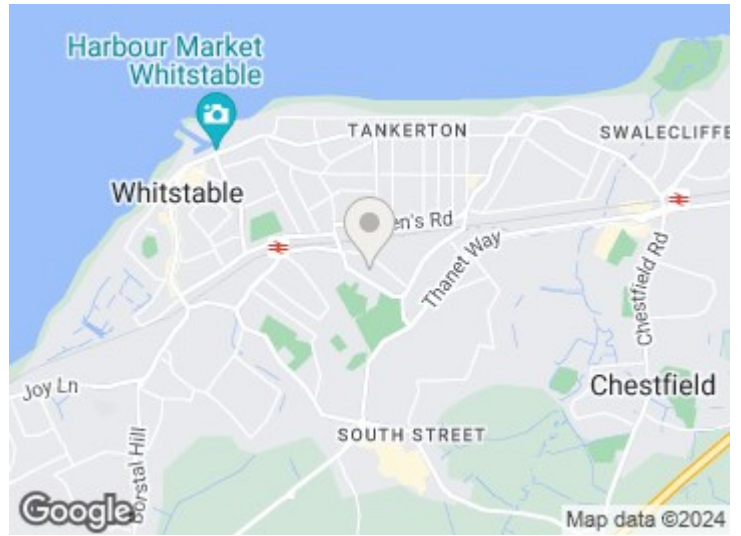
Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

### Accommodation

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

#### Entrance Porch

- Entrance Hall 14'2" x 10" (4.32m x 3.05m)
- Sitting Room 19'8" x 13'5" (6.00m x 4.08m)
- Dining Room 14'9" x 10'5" (4.50m x 3.17m)
- Kitchen 11'5" x 9'10" (3.48m x 3.00m )
- Utility Room 9'10" x 4'6" (3.00m x 1.38m)
- Bedroom 1 14'7" x 12'0" (4.44m x 3.65m)
- Bedroom 2 10'0" x 9'11" (3.05m x 3.02m)
- Shower Room 10'2" x 6'7" (3.10m x 2.01m)



## OUTSIDE

- Integral Garage 26'7" 9'1" (8.10m 2.77m)
- Garden 80' x 62' (24.38m x 18.90m)

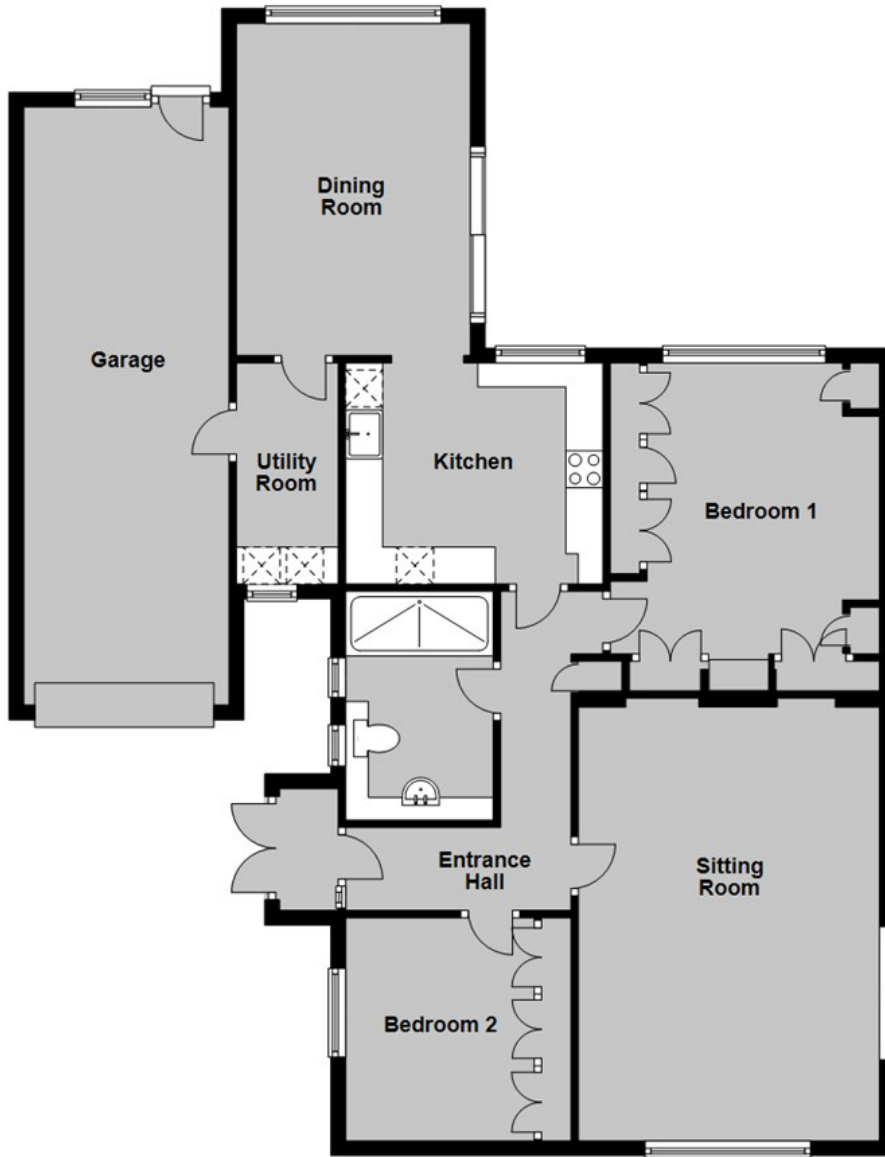
## Video Tour

Please view the video tour for this property, and contact us to discuss arranging a viewing.



### Ground Floor

Approx. 119.9 sq. metres (1290.6 sq. feet)



Total area: approx. 119.9 sq. metres (1290.6 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2023/2024 is £2,097.60.**

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Energy Efficiency Rating	
Current	Target
77	77
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales  
EPC Decree 2018/1012

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