

CHRISTOPHER HODGSON



Whitstable

£475,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

47 Friars Close, Whitstable, Kent, CT5 1NU

A spacious detached bungalow situated in a quiet cul-de-sac conveniently positioned for access to both Whitstable and Tankerton, the seafront, supermarkets, bus routes and less than a mile from Whitstable mainline station.

The comfortably proportioned accommodation is arranged to provide an entrance porch, entrance hall, sitting room open-plan to a dining area with doors leading to a conservatory, a kitchen, utility room, two double bedrooms, a shower room and a cloakroom.

The South Westerly facing rear garden extends to 48ft (14m). A driveway to the front of the property provides off street parking and access to a detached garage.

The property offers the opportunity for updating and improvement along with considerable scope for extension and/or remodelling (subject to all necessary consents and approvals being obtained). No onward chain.



Location

Friars Close is a highly sought after location conveniently situated 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 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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:

GROUND FLOOR

- Entrance Porch 5'7" x 3'10" (1.70m x 1.17m)
- Entrance Hall 11'2" x 10'1" (3.40m x 3.07m)
- Sitting Room 15'0" x 13'0" (4.57m x 3.95m)
- Dining Area 14'11" x 7'9" (4.55m x 2.36m)
- Conservatory 12'0" x 8'2" (3.66m x 2.49m)
- Kitchen 12'2" x 8'10" (3.70m x 2.70m)
- Utility Room 8'2" x 4'2" (2.50m x 1.27m)
- Bedroom 1 10'0" x 13'1" (3.05m x 3.99m)
- Bedroom 2 12'11" x 12' (3.94m x 3.66m)

OUTSIDE

- Garage 16'1" x 8'2" (4.90m x 2.49m)
- Garden 50' x 48' (15.24m x 14.63m)





Ground Floor

Main area: approx. 96.9 sq. metres (1042.7 sq. feet)
Plus garages, approx. 12.3 sq. metres (131.9 sq. feet)



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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
100 kWh/m ² per year (lower is better)	A		
71 kWh/m ² per year (lower is better)	B		
55 kWh/m ² per year (lower is better)	C		
46 kWh/m ² per year (lower is better)	D		
39 kWh/m ² per year (lower is better)	E		
31 kWh/m ² per year (lower is better)	F		
25 kWh/m ² per year (lower is better)	G		
15 kWh/m ² per year (lower is better)	H		
12 kWh/m ² per year (lower is better)	I		
10 kWh/m ² per year (lower is better)	J		

England & Wales
EPC Directive
2002/91/EC

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