

CHRISTOPHER HODGSON



Blean, Canterbury
£425,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Blean, Canterbury

11 Mount Pleasant, Blean, Canterbury, Kent, CT2 9EU

A detached family home in a quiet cul-de-sac situated within the desirable village of Blean, conveniently positioned for access to Whitstable (approximately 4.2 miles distant) and Canterbury (approximately 2.5 miles distant) which benefits from high speed rail links to London.

The property would now benefit from a programme of modernisation throughout, and there is potential to extend the existing accommodation (subject to obtaining all necessary consents and approvals).

The spacious accommodation is arranged on the ground floor to provide an entrance porch, entrance hall,

living/dining room and a kitchen. To the first floor three are three bedrooms, a family bathroom, and a cloakroom.

Outside, the rear garden enjoys a Westerly aspect and extends to 69ft (21m) and there is a gardeners' WC. A garage and driveway provide off road parking for a number of vehicles. No onward chain



LOCATION

Mount Pleasant is conveniently situated within Blean a desirable village between Whitstable and Canterbury with its a range of local shops, public house and popular primary school. Nearby Whitstable (approximately 4.2 miles distant) with its working harbour also offers a bustling High Street with a diverse range of busy shops, Post Office and restaurants. The Cathedral City of Canterbury (approximately 2.5 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54 minutes. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Porch 9' x 11' (2.74m x 0.58m)
- Entrance Hall 10'2" x 6'2" (3.10m x 1.88m)

- Living/Dining Room 22'1" x 11'6" (6.73m x 3.51m)

- Kitchen 11' x 9'4" (3.35m x 2.84m)

Cloakroom

FIRST FLOOR

- Bedroom 1 12'6" x 11'6" (3.81m x 3.51m)

- Bedroom 2 11'6" x 9'3" (3.51m x 2.82m)

- Bedroom 3 9' x 8'3" (2.74m x 2.51m)

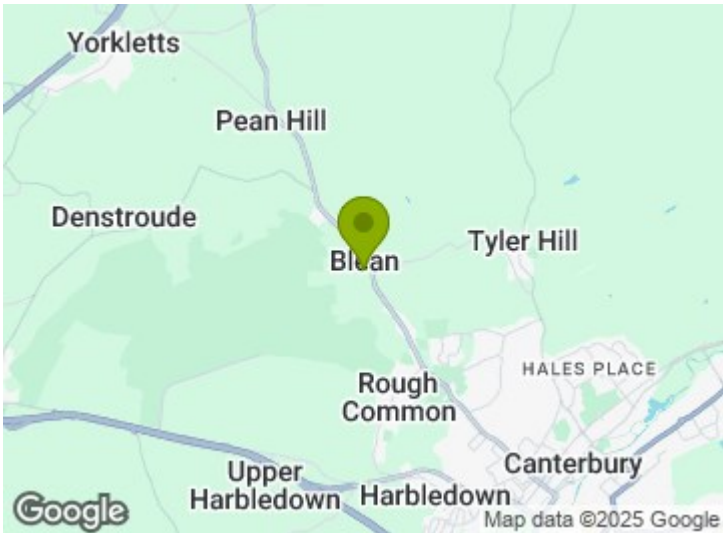
- Bathroom 5'10" x 5'7" (1.78m x 1.70m)

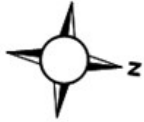
- Cloakroom 5'7" x 2'10" (1.70m x 0.86m)

OUTSIDE

- Garage 16'1" x 8'3" (4.90m x 2.51m)

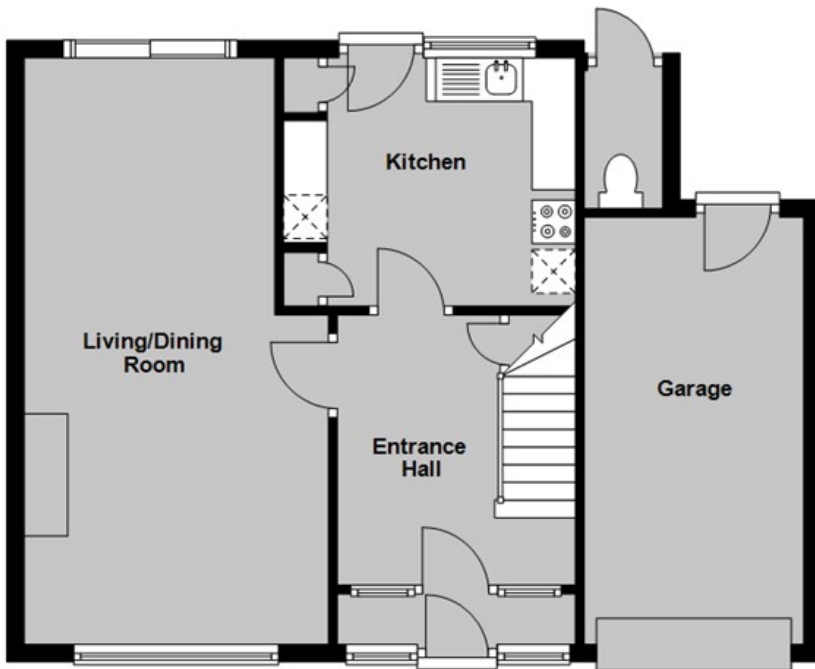
- Garden 69' x 22' (21.03m x 6.71m)





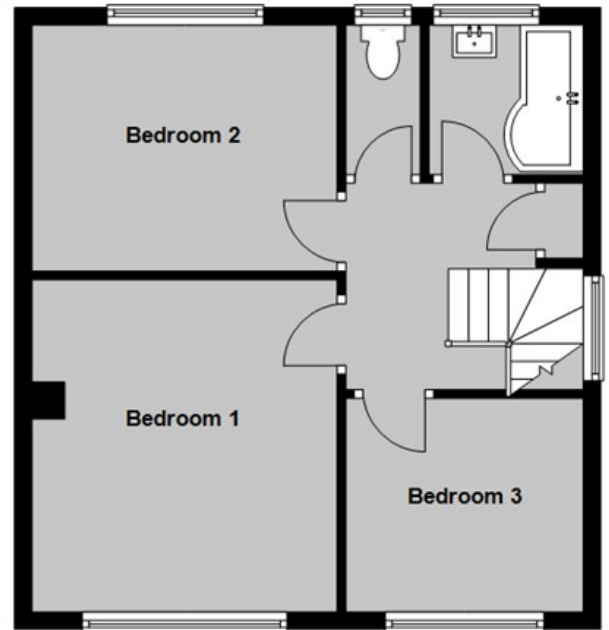
Ground Floor

Main area: approx. 44.2 sq. metres (475.3 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.9 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Main area: Approx. 86.9 sq. metres (935.3 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.9 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77

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Energy Efficiency Rating		Current	Potential
Very energy efficient (lower running costs)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (higher running costs)	F		
Least energy efficient	G		
England & Wales		79	82
EPC Rating		79	82

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