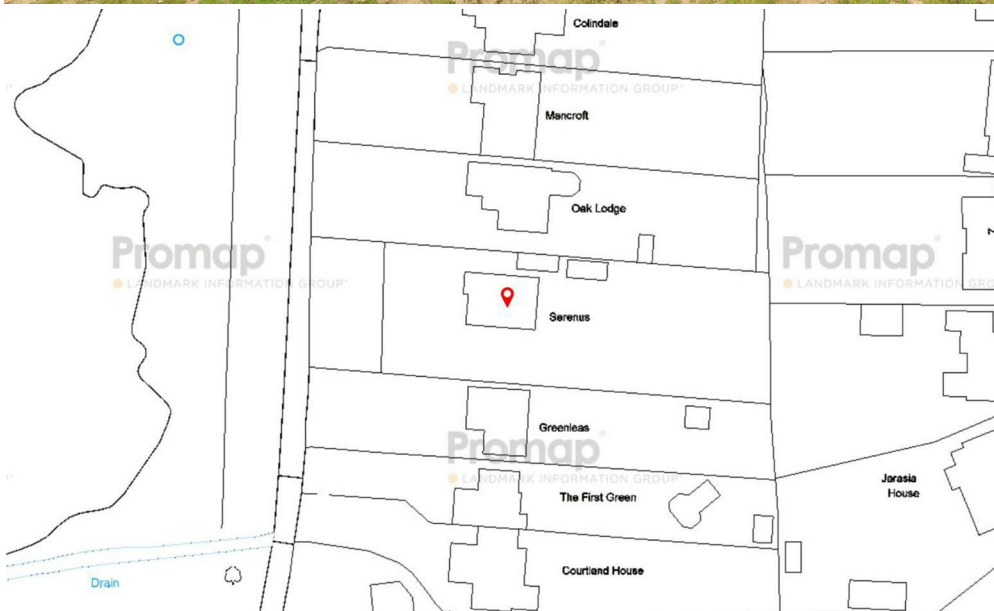


CHRISTOPHER HODGSON



Chestfield, Whitstable

£525,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Chestfield, Whitstable

Serenus The Drove, Chestfield, Whitstable, Kent, CT5 3NY

A unique and exciting opportunity to acquire a generous potential building plot in a prime location on one of Chestfield's most exclusive roads. The Drove is directly adjacent to Chestfield golf course, a short stroll from the club house and Chestfield Barn, and is conveniently positioned for access to both Whitstable (3.1 miles) and Canterbury (5.7 miles).

The site, which occupies a frontage of 69ft (21m) to The Drove and an overall depth of 245ft (74m) offers considerable scope for re-development with a substantial replacement dwelling (subject to all

necessary consents and approvals being obtained). Inspiration can be drawn from recent developments in the immediate vicinity. The site is currently occupied by a detached bungalow in dilapidated condition with a footprint of 998 sq ft (92.7 sq m). The existing accommodation is arranged to provide an entrance hall, a large open plan sitting/dining room, a kitchen, 2 double bedrooms, a bathroom and a seperate cloakroom.

Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council on 01227 862 000, www.canterbury.gov.uk/planning. No onward chain.



LOCATION

The Drove is a much sought after road within this favoured village and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80 mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsburys Supermarket and a bus route are also easily accessible. The property is moments from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Chestfield is situated between the seaside town of Whitstable, renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (approximately 5.7 miles distant) which enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

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

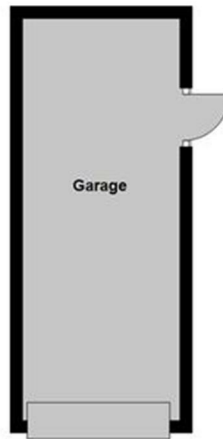
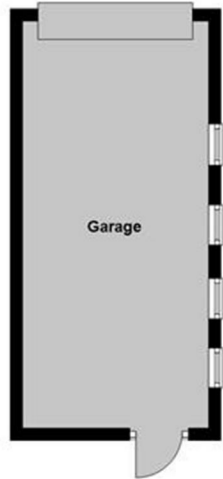
GROUND FLOOR

- Entrance Hall 18'3" x 8'2" (5.56m x 2.49m)
- Sitting/Dining Room 22'2" x 13'11" (6.76m x 4.24m)
- Kitchen 14'3" x 13'1" (4.34m x 3.99m)
- Cloakroom 6'5" x 2'7" (1.96m x 0.79m)
- Bedroom 1 14'7" x 10'6" (4.45m x 3.20m)
- Bedroom 2 13'11" x 10'6" (4.24m x 3.20m)
- Bathroom 8' x 5'10" (2.44m x 1.78m)

OUTSIDE

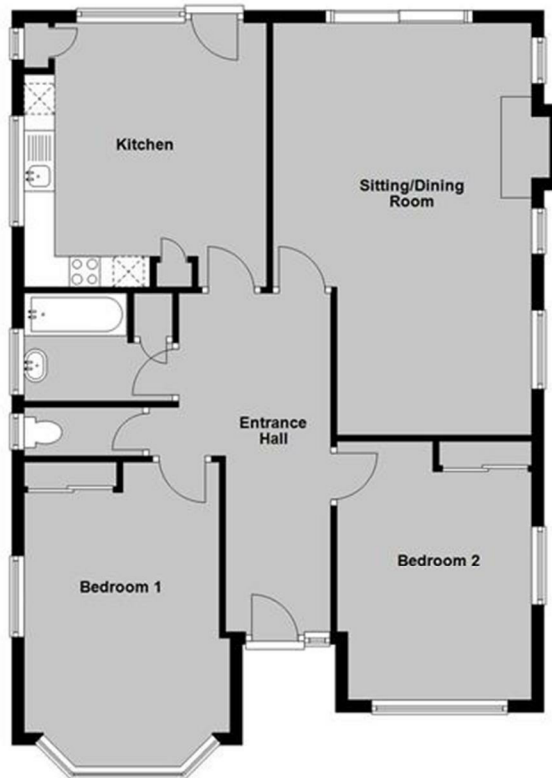
- Garden
- Garage 21'8" x 8'6" (6.60m x 2.59m)
- Garage 21'11" x 10' (6.68m x 3.05m)





Ground Floor

Main area: approx. 92.7 sq. metres (998.2 sq. feet)
Plus garages, approx. 37.4 sq. metres (403.0 sq. feet)



Main area: Approx. 92.7 sq. metres (998.2 sq. feet)
Plus garages, approx. 37.4 sq. metres (403.0 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2024/2025 is £2,684.94

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Energy efficiency - lower rating costs	78
Band A	
Band B	
Band C	
Band D	
Band E	
Band F	
Band G	
Energy efficiency - higher rating costs	
England & Wales	2020/21 EC

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

