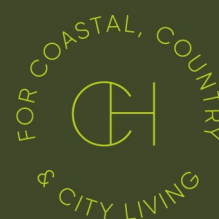


CHRISTOPHER HODGSON



Swalecliffe, Whitstable

£235,000 Leasehold



Swalecliffe, Whitstable

49 Kite Farm, Swalecliffe, Whitstable, Kent, CT5 2PA

A spacious purpose-built first floor flat, conveniently located within close proximity of the seafront, shops and amenities, supermarkets, bus routes, and short walking distance of Chestfield & Swalecliffe mainline station (0.4 miles).

The flat benefits from its own private ground floor entrance, and the comfortably proportioned accommodation is arranged to provide an entrance hall, sitting room, kitchen, two double bedrooms and a shower room.

Outside, there is a private courtyard garden, and a driveway provides an area of off street parking. No onward chain.



LOCATION

Kite Farm is situated in Swalecliffe, where a selection of local shops, railway station and regular bus routes to Whitstable, Herne Bay and Canterbury can be found. The town centre of Whitstable is approximately three miles distant where a range of shops, schools and leisure facilities can be found. Mainline rail services at Chestfield and Whitstable stations offer frequent services to London (Victoria approximately 1hr 20mins) and the A299 is accessible offering access to the A2 and M2 that link to the channel ports and subsequent motorway network.

ACCOMMODATION

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

FIRST FLOOR

- Entrance Hall 7'8" x 5'5" (2.34m x 1.65m)
- Sitting Room 14'10" x 12'5" (4.52m x 3.78m)
- Kitchen 8'4" x 9' (2.54m x 2.74m)

- Bedroom 1 15'4" x 10' (4.67m x 3.05m)
- Bedroom 2 12'1" x 11'5" (3.68m x 3.48m)
- Shower Room 6'5" x 6'2" (1.96m x 1.88m)

OUTSIDE

- Courtyard Garden 57' x 16' (17.37m x 4.88m)

Lease

The property is being sold with the remainder of a 999 year lease from and including 1 January 1962 (subject to confirmation from vendor's solicitor).

Ground Rent

£10.00 per annum (subject to confirmation from vendor's solicitor).





First Floor

Approx. 68.0 sq. metres (732.2 sq. feet)



Total area: approx. 68.0 sq. metres (732.2 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60

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Energy Efficiency Rating	
Current	Potential
Band A	Band A
Band B	Band B
Band C	Band C
Band D	Band D
Band E	Band E
Band F	Band F
Band G	Band G

Energy Efficiency Rating: 78 (Current), 71 (Potential)

England & Wales

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