

CHRISTOPHER HODGSON



Chestfield, Whitstable

£399,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Chestfield, Whitstable

The Old Well, 26 Share & Coulter Road, Chestfield, Whitstable, Kent, CT5 3LE

A spacious detached bungalow conveniently situated in a much sought after road within the desirable village of Chestfield, within close proximity of the seafront, supermarkets, bus routes, doctors surgery, dentist, amenities, and Chestfield & Swalecliffe station (0.2 miles).

The generously proportioned and smartly presented accommodation is arranged to provide an entrance hall, living room with doors opening to the garden, a contemporary kitchen, a double bedroom and a shower room. There is potential to extend and remodel the

existing accommodation (subject to obtaining all necessary consents and approvals).

The bungalow enjoys a wide frontage to Share & Coulter Road of 85ft (25.90 m), and the thoughtfully planted and well maintained South facing gardens extend to 60ft (18m). A garage and driveway provide off street parking for a number of vehicles. No onward chain.



LOCATION

Share & Coulter Road is a popular location in the village of Chestfield which is conveniently situated between Canterbury and Whitstable. The Village benefits from an attractive range of buildings centred around the 18 hole golf course and club house including oast houses and a 14th Century barn housing a restaurant. Local supermarkets are only a short drive away with Whitstable being approximately three miles distant and offering a good range of local shops as well as recreational and educational facilities. There are railway stations both at Chestfield and Whitstable offering fast and frequent services to London (Victoria approximately 1hr 20mins) and the A299 is easily accessible giving access to the subsequent motorway networks.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Living Room 21'11" x 11'8" (6.67m x 3.55m)
- Kitchen 16'5" x 8'6" (5.00m x 2.59m)
- Bedroom 13'0" x 12'2" (3.97m x 3.71m)

- Shower Room

OUTSIDE

- Garage 14'9" x 7'8" (4.50m x 2.34m)
- Garden 60'6" x 33'5" (18.44m x 10.19m)





Ground Floor

Main area: approx. 68.4 sq. metres (736.3 sq. feet)
Plus garages, approx. 10.5 sq. metres (112.9 sq. feet)



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Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,224.49.

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Energy Efficiency Rating	
Very Energy Efficient - Lower running costs	
A	83
B	
C	68
D	
E	
F	
G	
Energy Efficient - Higher running costs	
England & Wales	
EPC Display	

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