

CHRISTOPHER HODGSON



Chestfield, Whitstable

£580,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Chestfield, Whitstable

23 Longacre, Chestfield, Whitstable, Kent, CT5 3PQ

A spacious detached family home situated in a desirable cul-de-sac location within this highly regarded village, ideally positioned for access to Whitstable (2.5 miles) and Canterbury (5.9 miles). The property lies within close proximity of supermarkets, bus routes, Chestfield & Swalecliffe mainline railway station, and the seafront.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, generous sitting room, dining room, contemporary kitchen, a utility room, a garden room,

conservatory and a cloakroom. The first floor comprises four double bedrooms and two bathrooms, including an en-suite bathroom to the principal bedroom.

The South facing rear garden has been designed for ease of maintenance and extends to 52ft (15.85m). An attached double garage and driveway provide off street parking for a number of vehicles. No onward chain.



LOCATION

Longacre is a desirable location within the popular village of Chestfield, which is situated between Canterbury and Whitstable. The village is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London (Victoria & Cannon St approximately 80 minutes), Chestfield Medical Centre, Sainsburys Supermarket and a bus route connecting the local areas. The house is just a short stroll from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Whitstable town centre is approximately 2.5 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 6.1 miles distant) 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, a major shopping centre

enjoying a range of mainstream retail outlets as well as many individual shops.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 21'8" x 11'10" (6.60m x 3.60m)
- Conservatory 10'9" x 9'6" (3.28m x 2.90m)
- Dining Room 12'6" x 10'6" (3.80m x 3.20m)
- Kitchen 10'6" x 8'10" (3.20m x 2.69m)



- Utility Room 6'11" x 6'8" (2.10m x 2.04m)
- Garden Room 9'10" x 7'7" (3.00m x 2.31m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 12'3" x 11'10" (3.73m x 3.60m)
- En-Suite Bathroom
- Bedroom 2 11'3" x 10'2" (3.43m x 3.10m)
- Bedroom 3 11'11" x 7'4" (3.63m x 2.24m)
- Bedroom 4 11'4" x 7'10" (3.46m x 2.40m)
- Bathroom

OUTSIDE

- Double Garage 18'4" x 18'3" (5.59m x 5.56m)
- Garden 52'7" x 47'1" (16.03m x 14.35m)



Main area: Approx. 138.3 sq. metres (1488.3 sq. feet)
Plus garages, approx. 31.1 sq. metres (334.5 sq. feet)

Council Tax Band F. The amount payable under tax band F for the year 2025/2026 is £3,397.37.

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Energy Efficiency Rating	
Very energy efficient (lowest rating)	Best
A	82
B	71
C	
D	
E	
F	
G	
Least energy efficient (highest rating)	Worst
England & Wales	

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

