



Whitstable

Development Site at 3 Hillview Road, Whitstable, Kent, CT5 4HX

An exciting opportunity to acquire a development site with approved planning permission (subject to conditions) for the erection of two contemporary detached houses, each with the benefit of two off street parking spaces. The site is currently occupied by a detached bungalow and has a frontage of 43ft (13 m) to Hillview Road and an overall depth of 63ft (19 m).

The proposed houses total approximately 92 sq m (990 sq ft) each, and have been designed to provide bright and spacious accommodation comprising a kitchen open-plan to living/dining room with access to the garden, three bedrooms, a utility room, bathroom and a cloakroom.

Further information is available on request, and via Canterbury City Council website; www.canterbury.gov.uk/planning under reference CA/22/00156. No onward chain.

Location:

Hillview Road is a sought after location conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.7 of a mile distant and offers frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable itself is a popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The town is well served by educational establishments.

Accommodation:

The accommodation and approximate measurements are:

• Entrance Porch

3'6" x 3'6" (1.06m x 1.07m)
at maximum points.

• Sitting Room

12'1" x 12'0" (3.68m x 3.67m)
at maximum points.

• Kitchen

14'1" x 11'7" (4.29m x 3.53m)
at maximum points.

• Bedroom 1

12'10" x 10'11" (3.91m x 3.33m)
at maximum points.

• Bedroom 2

10'9" x 8'11" (3.28m x 2.72m)
at maximum points.

• Bathroom

10'8" x 6'10" (3.24m x 2.08m)
at maximum points.

• Garden

35' x 19' (10.67m x 5.79m)
at maximum points.

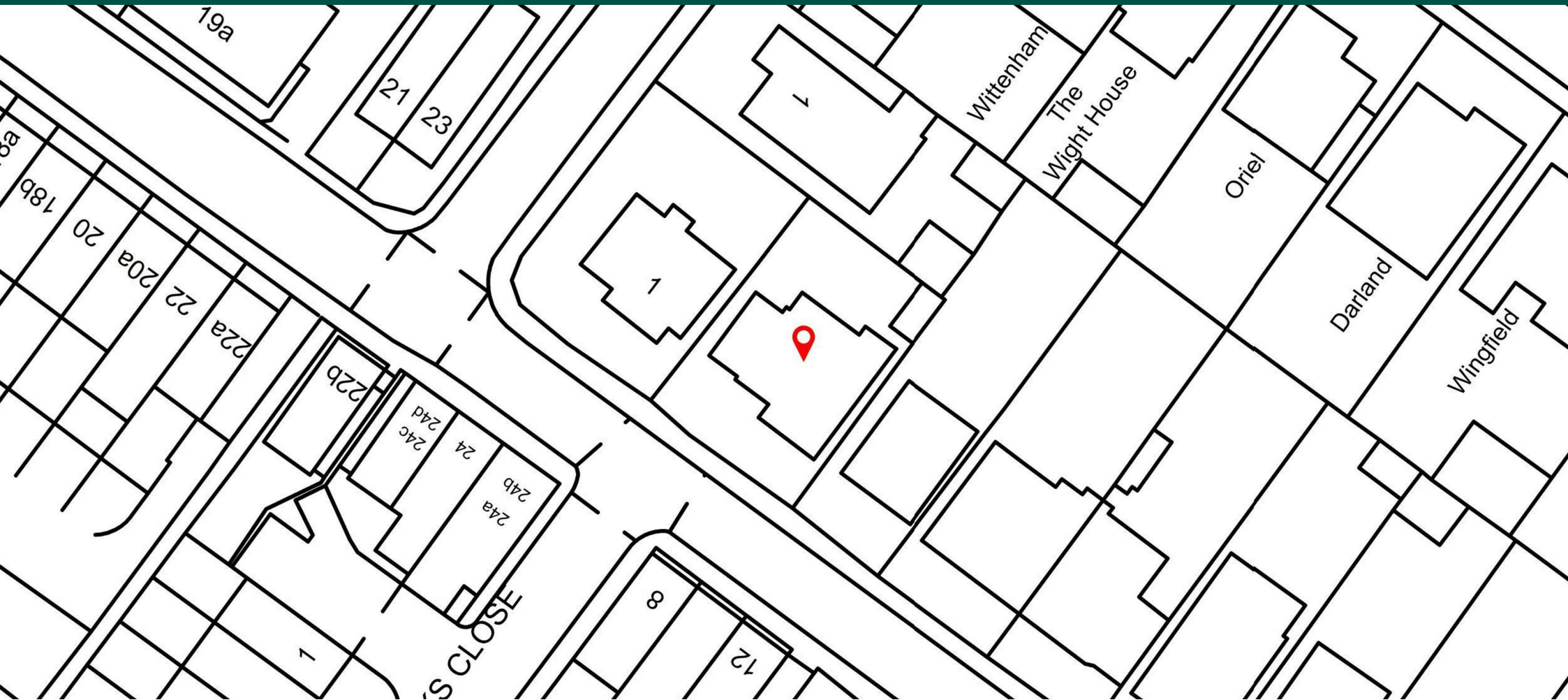
• Garage

20'2" x 9'10" (6.14m x 2.99m)
at maximum points.

Planning

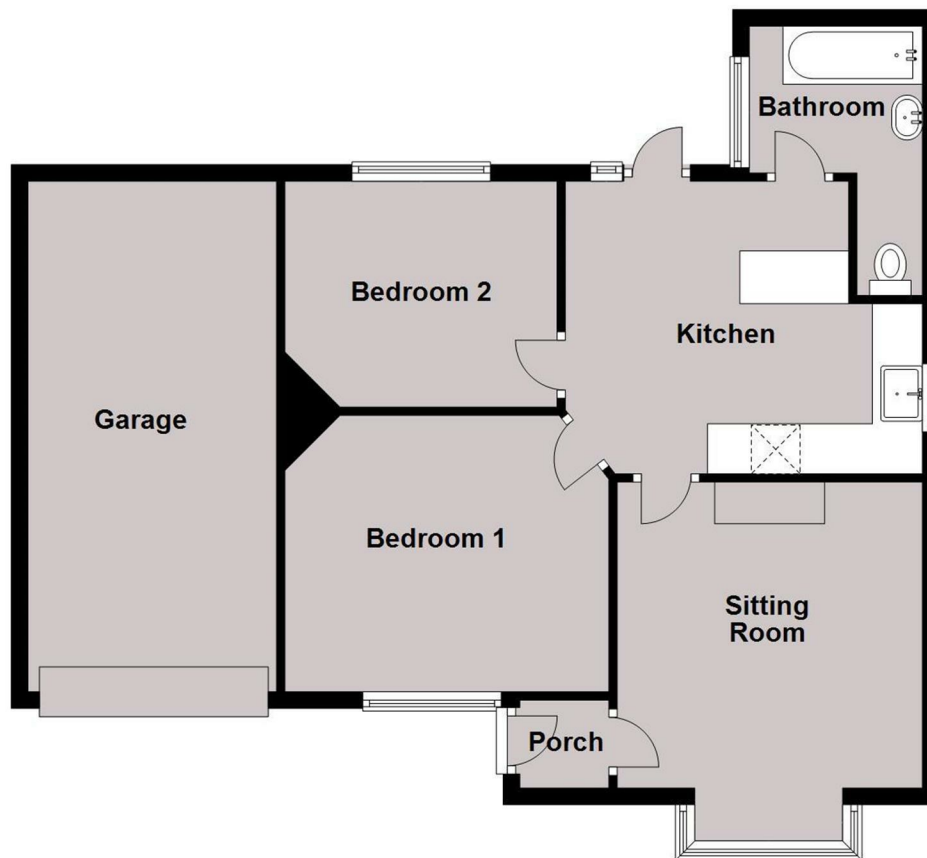
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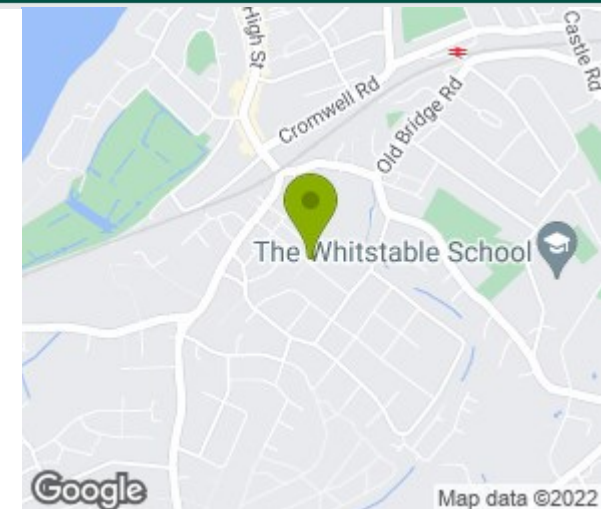


Ground Floor

Approx. 76.2 sq. metres (819.7 sq. feet)



Total area: approx. 76.2 sq. metres (819.7 sq. feet)

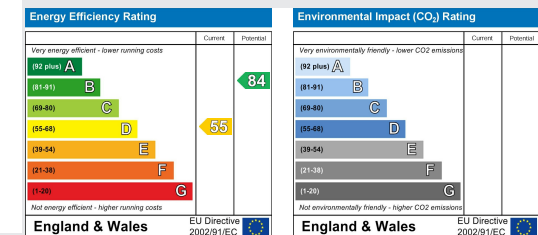


Viewing

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