



**Guide Price**  
**£600,000**

**Freehold**

3x  2x  2x 

**Shrub Hill Road,  
Chestfield, Whitstable,  
Kent, CT5**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

### Ground Floor

Approx. 145.9 sq. metres (1570.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway : 15'5 x 8'11 (4.70m x 2.72m)

Lounge: 29'7 x 13'7 (9.02m x 4.14m)

Kitchen/Breakfast Room: 20'0 x 11'1 (6.10m x 3.38m)

Dining Room: 19'1 x 10'1 (5.82m x 3.08m)

Shower Room: 10'6 x 4'5 (3.20m x 1.35m)

### FIRST FLOOR

Landing

Bedroom 1 : 18'11 x 11'7 (5.77m x 3.53m)

Sun Room

Bedroom 2: 10'8 x 10'7 (3.25m x 3.23m)

Family Bathroom

Separate WC

Bedroom 3: 11'3 x 10'7 (3.43m x 3.23m)

### OUTBUILDINGS

Garage/Workshop

### OUTSIDE

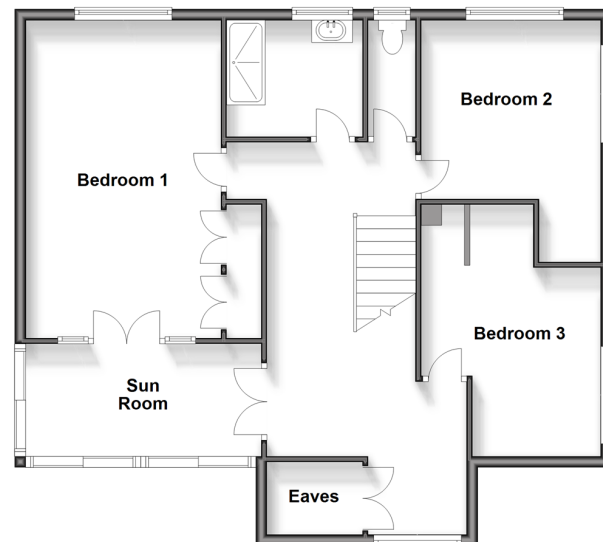
Driveway

Front Garden

Rear Garden

### First Floor

Approx. 66.4 sq. metres (714.9 sq. feet)





## Main features

- Chain-free
- Exciting renovation opportunity
- Sought-after location on the outskirts of Chestfield
- Double garage and driveway
- Impressive, high ceilings feature staircase and wide hallway

## Nearest Schools

Primary Schools: Swalecliffe Community Primary 1.0 miles, Briary Primary 1.5 miles, St Mary's Catholic Primary 1.6 miles

Secondary Schools: The Whitstable School 1.3 miles

## Transport Information

Train Stations: Chestfield & Swalecliffe 0.9 miles, Whitstable 1.6 miles, Herne Bay 2.4 miles

## Address

Shrub Hill Road, Chestfield, Whitstable, Kent, CT5

## Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Whitstable Branch 01227 772272 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
E(49)	C(75)

12033457/20241102/AR/NF