



Paddock End, Clapham Hill, Whitstable, Kent, CT5 3DL

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**Paddock End, Clapham Hill, Whitstable,  
Kent, CT5 3DL**

**Guide Price £485,000 Freehold**

A rare opportunity to purchase a two bedroom detached bungalow situated close to the seaside town of Whitstable which has huge potential to extend or redevelop (subject to planning) and is offered for sale with no chain.

The bungalow is set back from the road and has an overall plot size of approximately 0.44 of an acre giving plenty of space for extension or redevelopment.

- A Two Bedroom Detached Bungalow On a Generous Plot
- Huge Potential To Extend Or Redevelop (Subject to planning)
- Wonderful Views To The Front & Rear
- Large Detached Garage
- Just 5 Minutes Drive From Whitstable Town & Beach
- 10 Minutes Drive To Canterbury West Railway Station
- Regular Bus Service
- NO CHAIN

CHARTERED SURVEYORS, ESTATE AGENTS AND LETTING AGENTS





Paddock End enjoys a convenient position which is just a 5 minute drive to the vibrant seaside town of Whitstable with its popular High Street and beach. There are beautiful views to the front and rear over the valley towards Blean woods and beyond.

Whitstable is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. The High Street has a diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London Victoria approximately 80 minutes. The high speed service provides access to London St Pancras in approximately 73 minutes.

Educationally Canterbury & Whitstable are very well provided for with two universities, the world renowned King's school, the Simon Langton Boy's & Girl's Grammar schools, Barton Court Grammar, Kent College & St Edmund's, Blean & Joy Lane Primary schools all within a 15 minute drive.

**Viewing:** By appointment through Finn's, Canterbury.  
Tel: 01227 454111

**Services:** Mains gas, electricity, water & drainage.

**Council Tax:** Band 'D' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 8/5/24











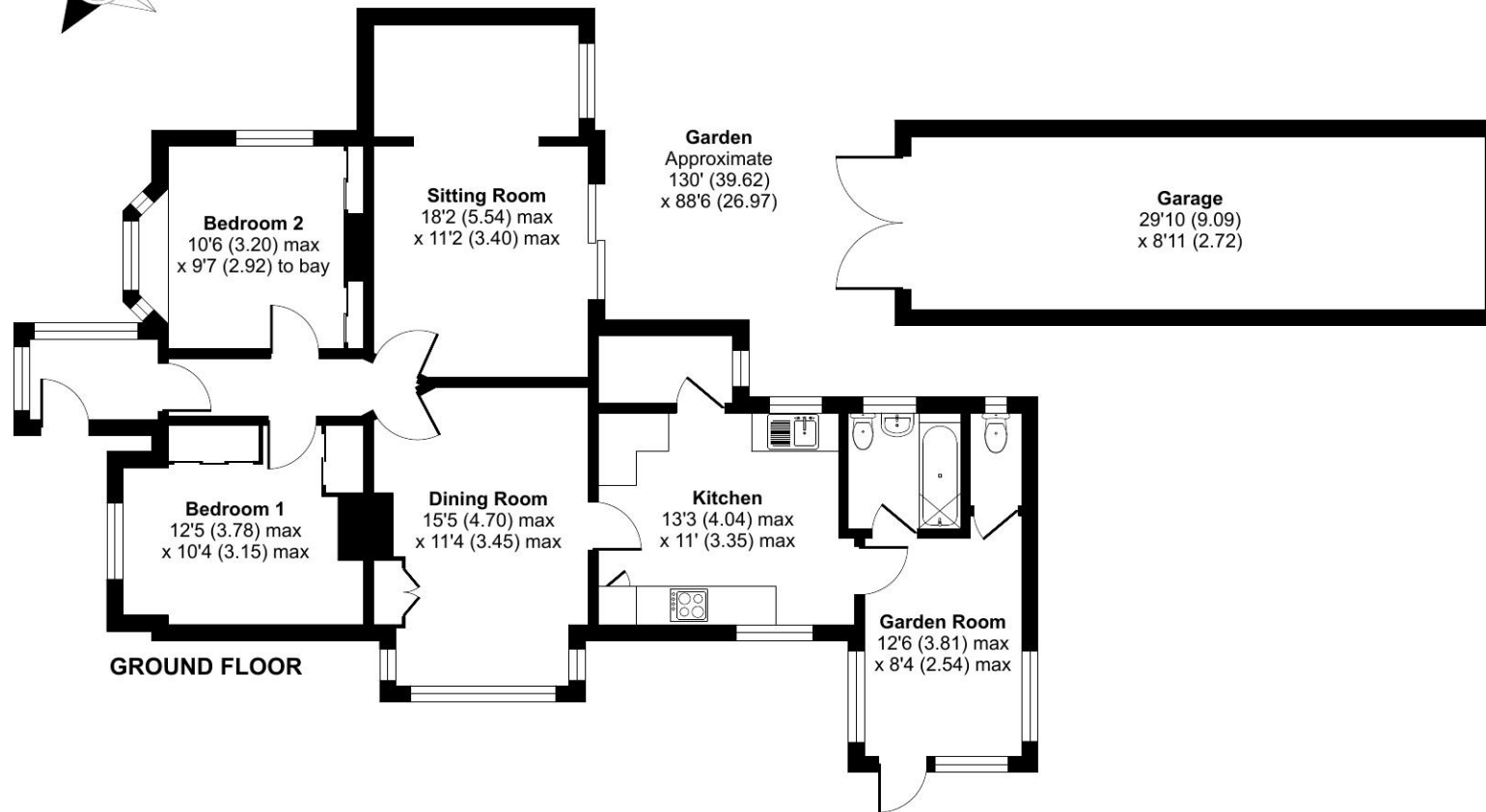


Approximate Area = 1027 sq ft / 95.4 sq m

Garage = 269 sq ft / 24.9 sq m

Total = 1296 sq ft / 120.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Finns. REF: 1122067

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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Tel: 01843 848230

