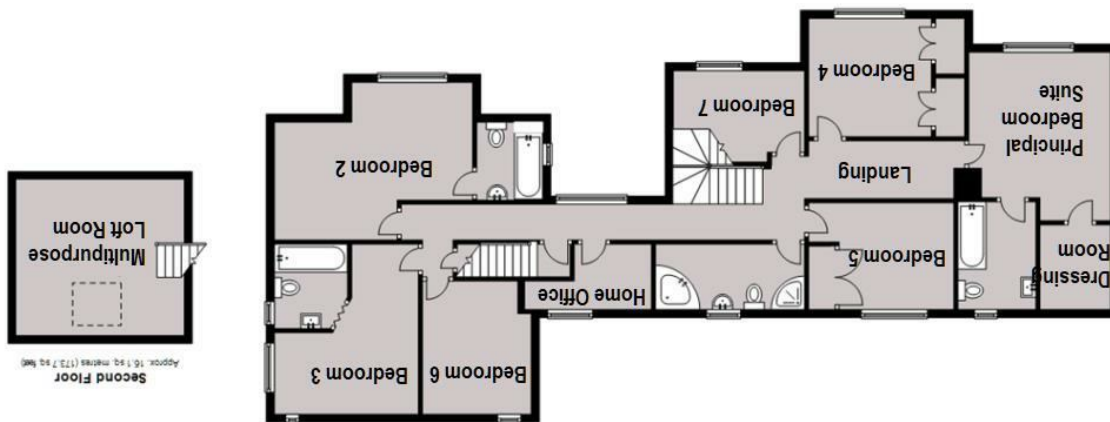


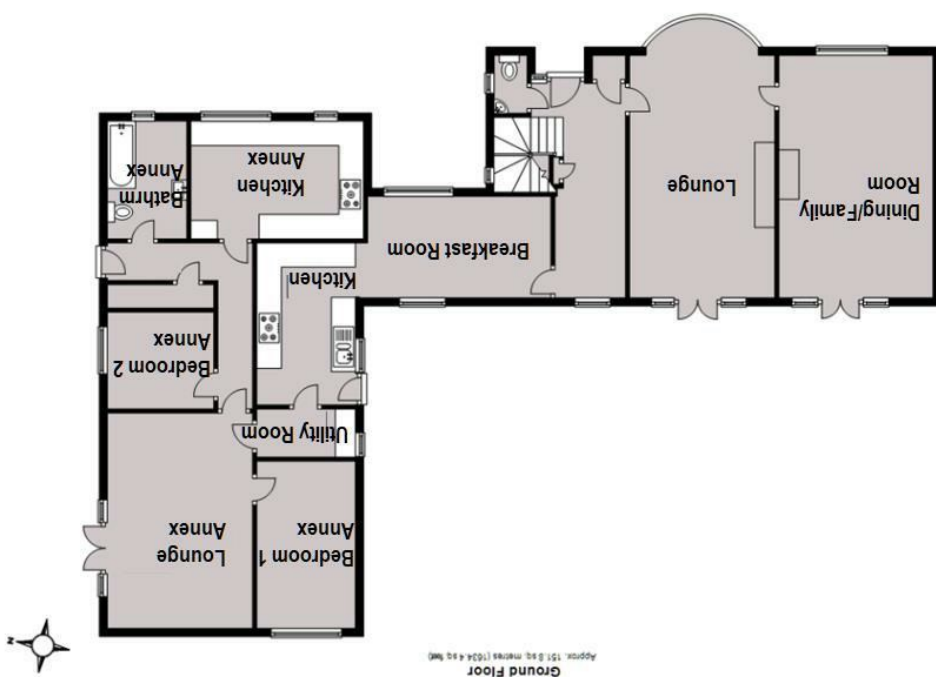


Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

Total area: approx. 297.2 sq. metres (3196.8 sq. feet)

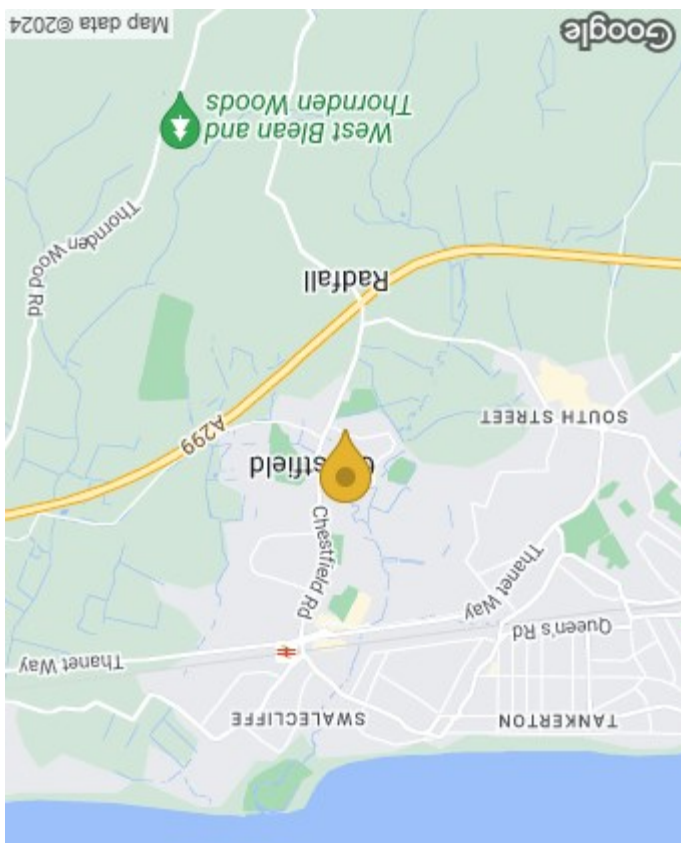


First Floor  
Approx. 129.2 sq. metres (1390.7 sq. Met)

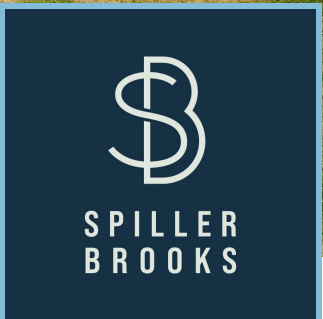


England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (61-80)
Decent energy efficiency - average running costs	C (51-60)
Below average energy efficiency - higher running costs	D (41-50)
Poor energy efficiency - higher running costs	E (31-40)
Very poor energy efficiency - very high running costs	F (21-30)
Very poor energy efficiency - very high running costs	G (1-20)

Energy Efficiency Rating: 66



1 Longtye Drive  
Chestfield, Whitstable, CT5 3NG



Working for you and with you

## 1 Longtye Drive Chestfield, Whitstable, CT5 3NG

SPACIOUS FAMILY HOME CURRENTLY ARRANGED AS A FLEXIBLE 7 BEDROOM PRINCIPAL RESIDENCE AND SELF-CONTAINED 2-BEDROOM ANNEX GENERATING VALUABLE INCOME.

This exceptionally versatile and substantial house, 3197 square feet (297m<sup>2</sup>) in total, is situated on a unique and generous plot and is an attractive proposition providing infinite flexibility and scope for adapting the accommodation to suit your lifestyle and multigenerational living if required.

AN ADDED BENEFIT IS PLANNING PERMISSION GRANTED FOR AN EXCITING PROJECT to remodel the existing property and create two detached houses with gardens and parking; one 4 bedroom, one 3 bedroom.

There are gardens to three sides of the property providing the annex with a dedicated garden and its own parking; both highly desirable assets for separate living accommodation.

The finishing touch is the extensive parking available to the side of the house; there is sufficient space to erect a garage subject to all necessary planning consents.

With all the advantages associated with a coastal lifestyle and the convenience of amenities within easy reach, this is a super location.

**£895,000**



### PLANNING INFORMATION

Planning Reference No : CA/24/00073 - Canterbury City Council - Granted 12 March 2024

Planning has been granted for demolition of the existing link extension to create two detached dwellings with associated parking and garden areas.

### MAIN RESIDENCE ACCOMMODATION

#### Entrance Hall

#### Cloakroom

#### Lounge

19'9 x 11'10 (6.02m x 3.61m)

#### Dining/Family Room

19'9 x 12'7 (6.02m x 3.84m)

#### Breakfast Room

15'7 x 8'3 (4.75m x 2.51m)

#### Kitchen

13'3 x 8' (4.04m x 2.44m)

#### Utility Room

8' x 3'11 (2.44m x 1.19m)

#### Landing

#### Principal Bedroom

13'9 x 11'7 (4.19m x 3.53m)

#### Principal En-Suite Bathroom

#### Principal Dressing Room

#### Bedroom 2 + En-Suite Bathroom

15'5 x 12'10 (4.70m x 3.91m)

#### Bedroom 3 + En-Suite Bathroom

13'11 x 11'9 (4.24m x 3.58m)

#### Bedroom 4

11'5 x 9'8 (3.48m x 2.95m)

#### Bedroom 5

11'5 x 9'8 (3.48m x 2.95m)

#### Bedroom 6

10'10 x 8'10 (3.30m x 2.69m)

#### Bedroom 7/Dressing Room

10'8 x 7'8 (3.25m x 2.34m)

#### Home Office

6'3 x 5'5 (1.91m x 1.65m)

#### Multipurpose Loft Room

### ANNEX ACCOMMODATION

#### Lounge

17'7 x 11'10 (5.36m x 3.61m)

#### Kitchen/Diner

14'1 x 9'7 (4.29m x 2.92m)

#### Bedroom 1

13'8 x 8' (4.17m x 2.44m)

#### Bedroom 2

8'8 x 7'11 (2.64m x 2.41m)

#### Bathroom

9'6 x 6'7 (2.90m x 2.01m)

### AGENT'S NOTE

Room measurements are a guide and must not be relied upon in any way.

### TENURE

This property is Freehold.

### COUNCIL TAX BAND

Main Residence : Band F £3,242.04 2024/25

Annex : Band B £1,745.72 2024/24

We suggest that interested parties make their own enquiries.

### LOCATION & AMENITIES

Longtye Drive is a desirable location close to Chestfield Golf Club and Chestfield Barn bar and restaurant (0.3 miles).

Chestfield Medical Centre, Sainsburys supermarket, the railway station and parade of independent shops are all approximately 1.1 miles.

There are a selection of primary schools nearby, the closest Swalecliffe Primary School (approx 1.5 miles) with The Whitstable School providing secondary education (1.7 miles). Further educational facilities are available in Canterbury (approx 5.5 miles).

A bus service to Canterbury is available on Chestfield Road (140 yards).

Tankerton seafront and shops, including a Tesco Express (1.7 miles).

Fashionable Whitstable is approximately 2.5 miles with its picturesque pebble beach and diverse range of shops, bars, restaurants and cafes.

The A299 (Thanet Way) is also easily accessible merging with the A2 and M2 at Faversham.

