

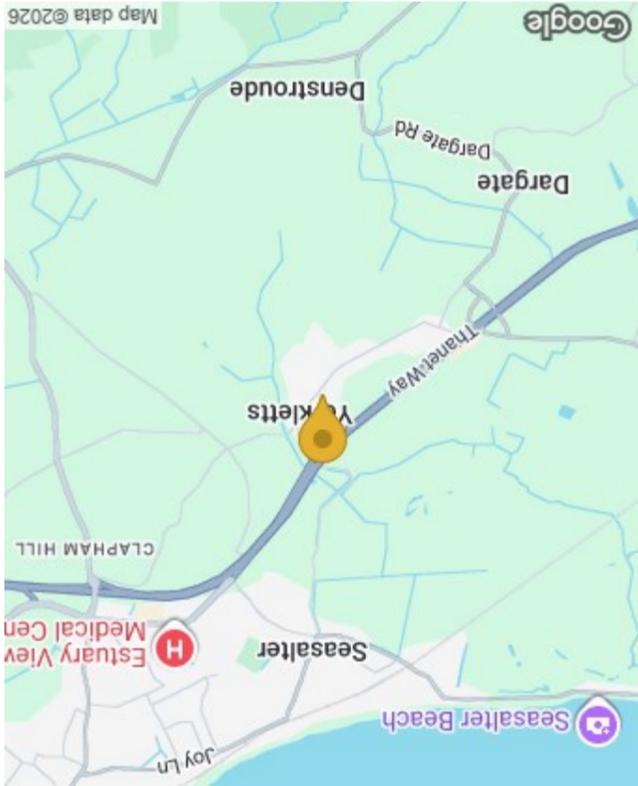


VAT No 321845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

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

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO <sub>2</sub> emissions	(A)
Energy efficient	(B)
Decent	(C)
Below average	(D)
Average	(E)
Below average	(F)
Very energy inefficient - higher CO <sub>2</sub> emissions	(G)

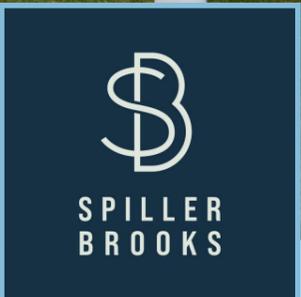
England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(A)
Energy efficient	(B)
Decent	(C)
Below average	(D)
Average	(E)
Below average	(F)
Very energy inefficient - higher running costs	(G)



Ground Floor  
Main area: approx. 110.1 sq. metres (1185.4 sq. feet)  
Plus garages: approx. 24.7 sq. metres (265.7 sq. feet)



68 Dargate Road  
Yorkletts, Whitstable, CT5 3AE



Working for you and with you

**68 Dargate Road**  
Yorkletts, Whitstable, CT5 3AE

**EXCEPTIONAL DEVELOPMENT OPPORTUNITY (STPP)**

Generous 0.4-acre plot.

Whether you're looking to create a stunning forever family home or explore development opportunities, such as dividing the plot to build a second dwelling (subject to all necessary planning consents), this is an outstanding prospect.

Please be aware if you wish to retain the existing three bedroom bungalow it requires complete refurbishment.

A rare opportunity to secure a spacious plot in a desirable semi-rural location, with easy access to the coast, countryside walks, and all the amenities Whitstable has to offer.

Chain-free sale offering a smoother path to ownership.

**£445,000**



**ACCOMMODATION**

**Entrance Hall**

18' x 6'7 (5.49m x 2.01m)

**Bedroom**

13'5 x 12'11 (4.09m x 3.94m)

**Bedroom**

12'5 x 11'11 (3.78m x 3.63m)

**Bedroom**

14'3 x 11'11 (4.34m x 3.63m)

**En-Suite Cloakroom**

**Bathroom**

8'3 x 5'2 (2.51m x 1.57m)

**Sitting Room**

14'5 x 14'3 (4.39m x 4.34m)

**Dining Room**

13'7 x 8' (4.14m x 2.44m)

**Kitchen**

14'1 x 5'11 (4.29m x 1.80m)

**Utility Room**

14'1 x 6'3 (4.29m x 1.91m)

**Lean-To**

**Garage/Workshop**

27'11 x 9'6 (8.51m x 2.90m)

**Overall Plot Size**

Approximately 0.4 of an acre.

**Tenure**

This property is Freehold.

**Council Tax Band**

Band D : £2,303.25 2025/26

We respectfully suggest that interested parties make their own enquiries.

**Adaptions**

There are no adaptions to this property.

**Floorplans, Dimensions & Plot Size**

Floorplans are intended to give a general indication of the property layout.

Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

The plot size and outline are an approximate guide.

**Important Information**

Please be aware the seller is not familiar with this property and is therefore not able to verify any property particulars or material information related to this property.

There has previously been a water leak at the property.

**Location & Amenities**

Yorkletts is a semi-rural location on the outskirts of Whitstable (2.9 miles), a fashionable harbour town with its distinctive character, vibrant atmosphere, picturesque seafront, delightful range of independent retailers and top end dining establishments to quick service takeaways.

The delightful market town of Faversham (6.3 miles) is also easily accessible via the A299.

The Cathedral City of Canterbury (6.5 miles) offers a more extensive shopping experience and a selection of further educational facilities, The Marlowe Theatre and additional leisure amenities.

Whitstable mainline railway station (3 miles) provides fast and frequent links to both London St Pancras & London Victoria. The High-Speed Javelin service is available from Faversham to London St Pancras, approximately 68 minutes.

The A299 is easily accessible and provides a link to the A2/M2.

