

CHRISTOPHER HODGSON



Whitstable

£325,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

12 Bluefield Mews, Whitstable, Kent, CT5 4QN

A spacious modern townhouse forming part of the desirable Bluefield Mews development conveniently positioned within close proximity of Duncan Downs, supermarkets, Estuary View medical centre and bus routes. Whitstable's bustling town centre, seafront and railway station (1.4 miles) are all easily accessible.

The generously proportioned accommodation is set over three floors and comprises an entrance hall, first floor sitting room opening to a balcony, a kitchen/dining room with breakfast bar and West facing Juliet balcony, four bedrooms and three bathrooms, including two en-suite shower rooms.

The property benefits from an integral garage incorporating a utility area and a driveway with parking for several vehicles.

The property is accessed via Long Reach Close from Borstal Hill. No onward chain.



LOCATION

Bluefield Mews is a much sought after location on the outskirts of the popular seaside town of Whitstable, enjoying an elevated position and within easy access of Duncan Downs and within close proximity to central Whitstable, being accessible to shops, bus routes, station, golf course and the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links 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 accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Bedroom 4 / Study 14'8" x 12'6" (4.48m x 3.80m)

- En-Suite Shower Room 11'6" x 4'7" (3.53m x 1.40m)

- Integral Garage 20'0 x 11'1 (6.10m x 3.38m)

FIRST FLOOR

- Sitting Room 18'2 x 14'11 (5.54m x 4.55m)
- Balcony 6'0" x 5'9" (1.82m x 1.75m)
- Kitchen/Dining Room 23'2" x 18'2" (7.07m x 5.54m)

SECOND FLOOR

- Bedroom 1 18'2" x 14'11" (5.54m x 4.55m)
- En-Suite Shower Room
- Bedroom 2 14'9" x 11'5" (4.50m x 3.48m)
- Bedroom 3 10'11" x 6'6" (3.32m x 1.97m)
- Bathroom 11'5" x 5'8" (3.48m x 1.75m)

OUTSIDE

Communal Gardens



LEASE

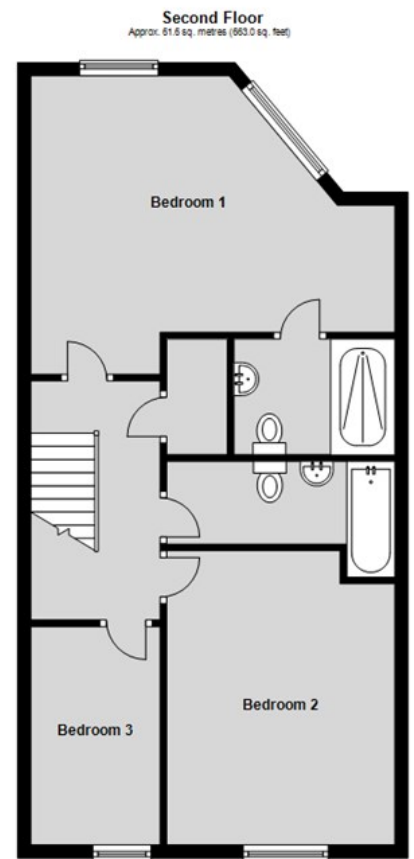
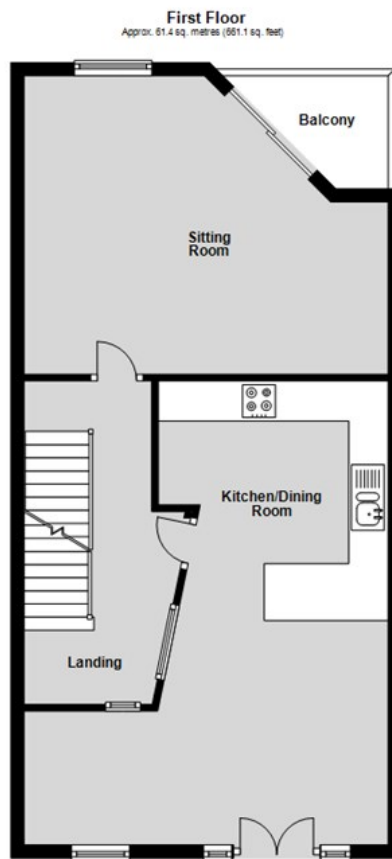
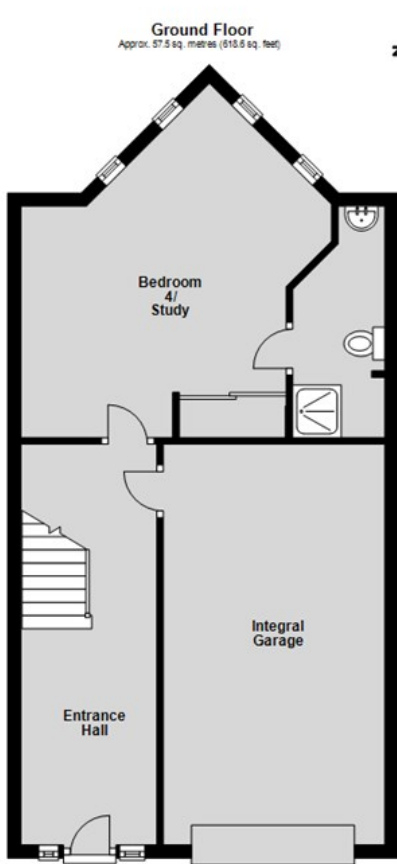
The property is being sold with the remainder of a 999 year lease created in 2002 (subject to confirmation from vendors solicitor).

SERVICE/MAINTAINANCE CHARGE

The annual service charge for 2025 is £2,706.22. (subject to confirmation from the vendors solicitors).

GROUND RENT

Not applicable (to be confirmed by the vendors solicitors).



Total area: approx. 180.5 sq. metres (1942.8 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A		
90-95 Energy efficient Green rating scale	B		
80-85 Energy efficient Green rating scale	C	74	77
70-75 Energy efficient Green rating scale	D		
60-65 Energy efficient Green rating scale	E		
50-55 Energy efficient Green rating scale	F		
40-45 Energy efficient Green rating scale	G		
England & Wales			

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

