

CHRISTOPHER HODGSON



Chestfield, Whitstable

£299,950 Freehold



Chestfield, Whitstable

21 Lavender Close, Chestfield, Whitstable, Kent, CT5 3QL

A significantly extended semi-detached house ideally situated within the desirable village of Chestfield, within short walking distance of supermarkets, bus routes, Chestfield medical centre and railway station (0.6 miles). Whitstable (2 miles) and Canterbury (6.1 miles) are both within reach.

The generously proportioned and beautifully presented accommodation is arranged on the ground floor to provide an entrance porch, and a living room opening to a

contemporary kitchen with a range of integrated appliances and underfloor heating. To the first floor there are two generous double bedrooms, and a stylish shower room.

Outside, there is a wide frontage which provides ample off-street parking and potential to create a garden area.



LOCATION

Lavender Close is a popular location in the village of Chestfield which is conveniently situated between Canterbury and Whitstable. The Village benefits from an attractive range of buildings centred around the 18 hole golf course and club house including oast houses and a 14th Century barn housing a restaurant. Local supermarkets are only a walk away with Whitstable being approximately three miles distant and offering a good range of local shops as well as recreational and educational facilities. There are railway stations to be found at both Chestfield and Whitstable offering fast and frequent services to London (Victoria approximately 1hr 20mins) and the A299 is easily accessible giving access to the subsequent motorway networks.

ACCOMMODATION

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

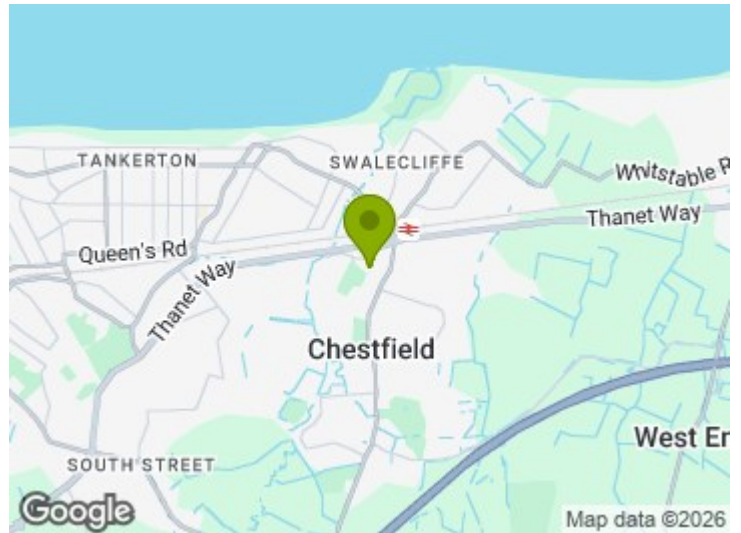
GROUND FLOOR

- Entrance Porch
- Living Room 18'7" x 12'1" (5.66m x 3.68m)

- Kitchen 11'2" x 9'7" (3.40m x 2.93m)

FIRST FLOOR

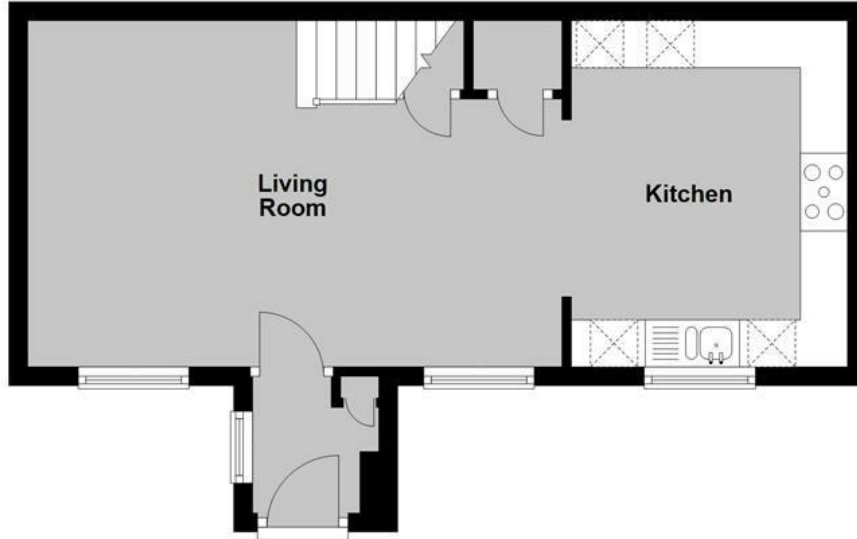
- Bedroom 1 12'1" x 11'10" (3.68m x 3.60m)
- Bedroom 2 11'1" x 9'5" (3.38m x 2.87m)
- Shower Room





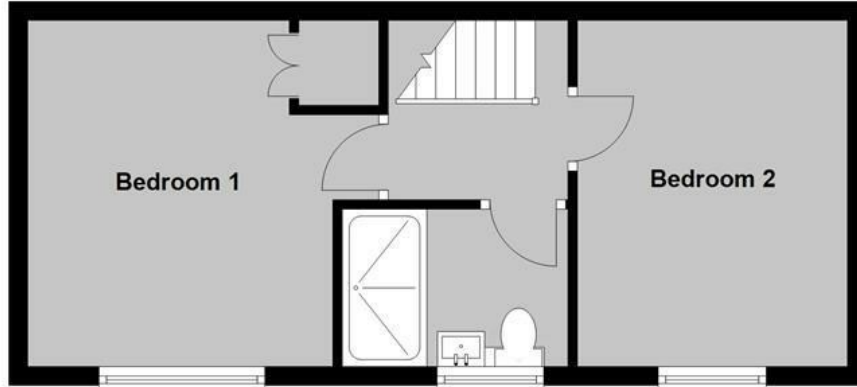
Ground Floor

Approx. 33.3 sq. metres (358.1 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.9 sq. feet)



Total area: approx. 64.2 sq. metres (691.0 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,829.35.

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Energy Efficiency Rating		Current	Target
100 Energy efficient - Green	A		
75 Energy efficient - Yellow	B		
50 Energy efficient - Orange	C	73	78
25 Energy efficient - Red	D		
10 Energy efficient - Dark Red	E		
5 Energy efficient - Red-Orange	F		
1 Energy efficient - Red	G		

England & Wales
EPC Directive
2002/91/EC

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