CHRISTOPHER HODGSON









Yorkletts, Whitstable

£475,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Yorkletts, Whitstable

103 Dargate Road, Yorkletts, Whitstable, Kent, CT5 3AG

A significantly extended detached family home situated on a generous plot in a peaceful location in Yorkletts, a desirable semi-rural hamlet with woodland walks on your doorstep. The property is accessible to the fashionable seaside town of Whitstable (3 miles) and the historic market town of Faversham (6 miles), both providing high-speed rail services to London.

The spacious and versatile accommodation is arranged to provide an entrance hall, a generous sitting room with a fireplace, a contemporary kitchen open-plan to a dining room set within a conservatory extension (both with air-conditioning), a utility/storage room, two double bedrooms, and a shower room. To the first floor, there are two further bedrooms and a study, including the principal bedroom, which benefits from an en-suite bathroom with a separate shower enclosure and fitted wardrobes.

The property enjoys a wide frontage to Dargate Road of 54ft (19.5m) and an overall depth of 109ft (33m). The secluded rear garden enjoys a southerly aspect and extends to 78ft (24m), providing a delightful setting in which to relax or entertain. A driveway to the front of the property provides ample off-street parking. No onward chain.







LOCATION
Dargate Road is a popular semi-rural location easily accessible to Whitstable (3.4 miles) and Faversham (6.3 miles), both enjoying a good range of educational facilities, shopping, recreational and leisure amenities as well as the High Speed Javelin service providing fast and frequent access from Faversham to London St Pancras with a journey time of approximately 68 minutes as well as services from Faversham to London Victoria with a journey time of approximately 75 minutes. The nearest motorway access is from Junction 6 of the M2 giving access also to the A2, Canterbury and subsequently the channel port of Dover. The nearby A251 gives access to Ashford with its International station offering fast Eurostar services to Paris, Lille and Brussels. Canterbury is approximately six miles distant with its Cathedral, theatre, cultural and leisure amenities and also benefits from excellent public and state schools. The City also boasts the facility of a major shopping centre enjoying a range of mainstream retail outlets together with a variety of individual shops.

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 23'3" x 11'10" (7.09m x 3.61m)
- Kitchen/Dining Room 30'3" x 12'2" (9.23m x 3.71m)
- Bedroom 2 11'10" x 8'5" (3.61m x 2.57m)
- Bedroom 3 11'5" x 10'9" (3.48m x 3.28m)
- Utility/Storage 13'10" x 8'11" (4.22m x 2.72m)
- Shower Room

FIRST FLOOR

- Bedroom 1 16'11" x 11'2" (5.16m x 3.41m)









• En-Suite Bathroom 10'10" x 7'10" (3.31m x 2.39m)

• Bedroom 4 9'5" x 8'5" (2.88m x 2.57m)

• Study 9'4" x 8'6" (2.85m x 2.6m)

OUTSIDE

• Front Garden 109' x 64' (33.22m x 19.51m)

• Rear Garden 78" x 65" (23.77m x 19.81m)

Ground Floor

Main area: approx. 111.0 sq. metres (1194.7 sq. feet)

First Floor

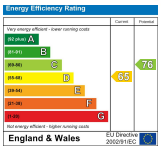
Main area: approx. 49.0 sq. metres (527.4 sq. feet)



Main area: Approx. 160.0 sq. metres (1722.2 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,397.99.

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