CHRISTOPHER HODGSON









Chestfield, Whitstable

£525,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Chestfield, Whitstable

Sun Court, Fair Lawn, Chestfield, Whitstable, Kent, CT5 3JZ

A generously proportioned detached house enjoying a picturesque setting overlooking a green in one of Chestfield's most desirable locations. The property is a short stroll from Chestfield Golf Club and Chestfield & Swalecliffe railway station, and is conveniently positioned for easy access to both Whitstable (2.3 miles) and Canterbury (5.4 miles).

The bright and spacious accommodation is arranged to provide an entrance porch, entrance hall, sitting room, dining room, kitchen, utility room and cloakroom. The first floor comprises two double bedrooms and a bathroom.

The principal bedroom enjoys a balcony overlooking the green.

Outside, the mature and well-established rear garden extends to approximately 47ft (14m) and provides an ideal space in which to relax and entertain. A driveway provides access to the garage and off-street parking. No onward chain.







LOCATION
Fair Lawn is a desirable private road accessed via The Leas, in the favoured village of Chestfield and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield/80 mins from Whitstable) and high-speed links to London St Pancras (78 mins from Chestfield/73 mins from Whitstable). Chestfield Medical Centre, Sainsbury's Supermarket and a bus route are also easily accessible. The property is within walking distance of the 18-hole golf course, clubhouse and 14th-century barn housing a pub and restaurant.

Chestfield, is situated between the seaside town of Whitstable, renowned for its watersports facilities and well-regarded restaurants, and the Cathedral city of Canterbury (approximately 5.6 miles distant) which enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. The A299 is also easily accessible linking with the A2/M2 providing access to the Channel ports and subsequent motorway network.

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 17'1" x 13'1" (5.21m x 3.99m)
- Dining Room 12'0" x 10'4" (3.66m x 3.15m)
- Kitchen 10'11" x 10'4" (3.33m x 3.15m)
- Utility Room 8'4" x 7'3" (2.54m x 2.21m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 17'2" x 12'10" (5.23m x 3.91m)
- Balcony 17'1" x 3'4" (5.21m x 1.02m)
- Bedroom 2 10'2" x 10'1" (3.11m x 3.07m)
- Bathroom











OUTSIDE

• Garden 47' x 23' (14.33m x 7.01m)

• Garage 15'11" x 8'6" (4.85m x 2.60m)



Main area: Approx. 118.1 sq. metres (1270.8 sq. feet)
Plus garages, approx. 12.6 sq. metres (135.8 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2026/2027 is £2,989.07.

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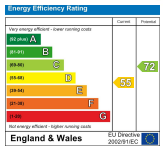

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