

CHRISTOPHER HODGSON



Chestfield, Whitstable

£435,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Chestfield, Whitstable

17 Primrose Way, Chestfield, Whitstable, Kent, CT5 3QN

A bright and spacious detached family home, conveniently located within the desirable village of Chestfield, within close proximity to supermarkets, Chestfield & Swalecliffe train station (0.5 miles), Whitstable (2 miles) and Canterbury (6.1 miles) are both within reach.

The generously proportioned accommodation totals 1474 sq ft (137 sq m), and is arranged to provide an entrance hall, a large sitting room open-plan to a dining room with sliding doors leading to the garden, a contemporary

kitchen, a study, and a cloakroom. To the first floor, there are four bedrooms (three doubles) and two bathrooms including an en-suite shower room to the principal bedroom.

Outside, the rear garden extends to 36 ft (11 m) and is predominantly laid to lawn. A driveway to the front of the property provides an area of off-street parking and access to an integral garage. No onward chain.



LOCATION

Primrose Way enjoys a prominent position close to the desirable Chestfield Road within this favoured village which is situated between Canterbury and Whitstable. The village is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London (Victoria & Cannon St approximately 1hr 20mins) and high speed links from Faversham to London St Pancras (approximately 73 mins), Chestfield Medical Centre, Sainsburys Supermarket and a bus route connecting the local areas. The house is just a short stroll from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Whitstable town centre is approximately 2 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 5 miles distant) 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, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

ACCOMMODATION

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

GROUND FLOOR

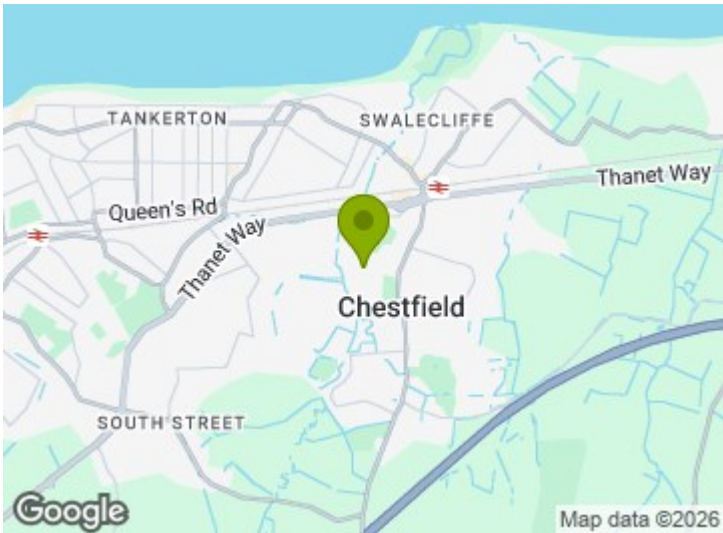
- Entrance Hall
- Sitting Room 13'8" x 17'11" (4.18m x 5.48m)
- Dining Room 12'2" x 8'6" (3.72m x 2.61m)
- Kitchen 12'2" x 8'6" (3.72m x 2.60m)
- Study 11'1" x 9'1" (3.40m x 2.77m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 18'6" x 9'1" (5.65m x 2.79m)
- Bedroom 2 13'1" x 10'1" (4.00m x 3.09m)
- En-Suite Shower Room
- Bedroom 3 10'7" x 8'1" (3.23m x 2.47m)
- Bedroom 4 8'1" x 6'2" (2.47m x 1.90m)
- Bathroom

OUTSIDE

- Garden 36'4" x 35' (11.07m x 10.67m)
- Integral Garage 18'7" x 9'3" (5.68m x 2.84m)

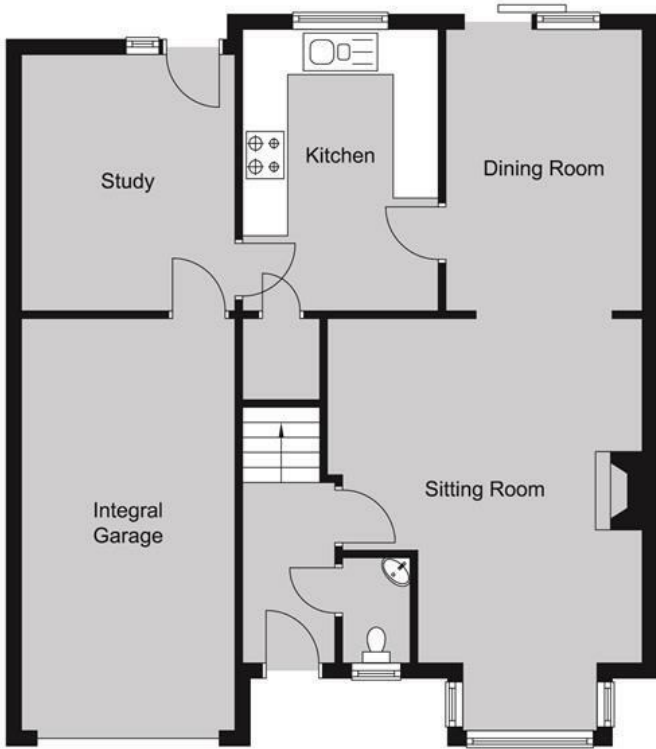


Ground Floor

Main area: approx. 72.7 sq. metres (782.5 sq. feet)

First Floor

Main area: approx. 64.3 sq. metres (692.1 sq. feet)



Main area: Approx. 137.0 sq. metres (1474.7 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,874.69.

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	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Needs significant improvement	E		
Very poor	F		
Extremely poor (oldest properties)	G		
Energy Efficiency Rating		62	77
Energy Efficiency Rating			
England & Wales			

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

