

CHRISTOPHER HODGSON



Yorkletts, Whitstable
£425,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Yorkletts, Whitstable

204 Dargate Road, Yorkletts, Whitstable, Kent, CT5 3AH

A spacious detached chalet bungalow situated in a peaceful semi-rural setting in the desirable hamlet of Yorkletts, surrounded by countryside and with woodland walks on the doorstep. The fashionable seaside town of Whitstable and the historic market town of Faversham are both easily accessible, offering a wide range of shopping, leisure and educational amenities, together with high-speed rail services to London.

The property would now benefit from a programme of refurbishment throughout and presents an exciting opportunity for a purchaser to create a home tailored to their own requirements. There is considerable scope to further extend and remodel the existing accommodation,

subject to all necessary consents and approvals being obtained.

The generously proportioned accommodation is arranged principally on the ground floor and currently comprises an entrance hall, sitting room, dining room, kitchen, breakfast room, two bedrooms and a shower room. To the first floor there is a further bedroom together with an adjoining loft space.

Outside, the private and secluded rear garden extends to approximately 146ft (44m). The property also benefits from two substantial outbuildings suitable for a variety of uses, together with a storage shed. A generous driveway provides off-street parking for a number of vehicles. 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 13'3" x 12'9" (4.04m x 3.89m)
- Dining Room 12'8" x 12'1" (3.86m x 3.69m)
- Kitchen 11'6" x 8'10" (3.51m x 2.70m)
- Breakfast Room 16'8" x 12'11" (5.09m x 3.93m)
- Bedroom 1 13'3" x 11'0" (4.04m x 3.35m)
- Bedroom 2 10'2" x 9'2" (3.10m x 2.79m)
- Shower Room

FIRST FLOOR

- Bedroom 3 13'0" x 8'11" (3.96m x 2.72m)
- Loft Space 10'3" x 8'11" (3.12m x 2.72m)

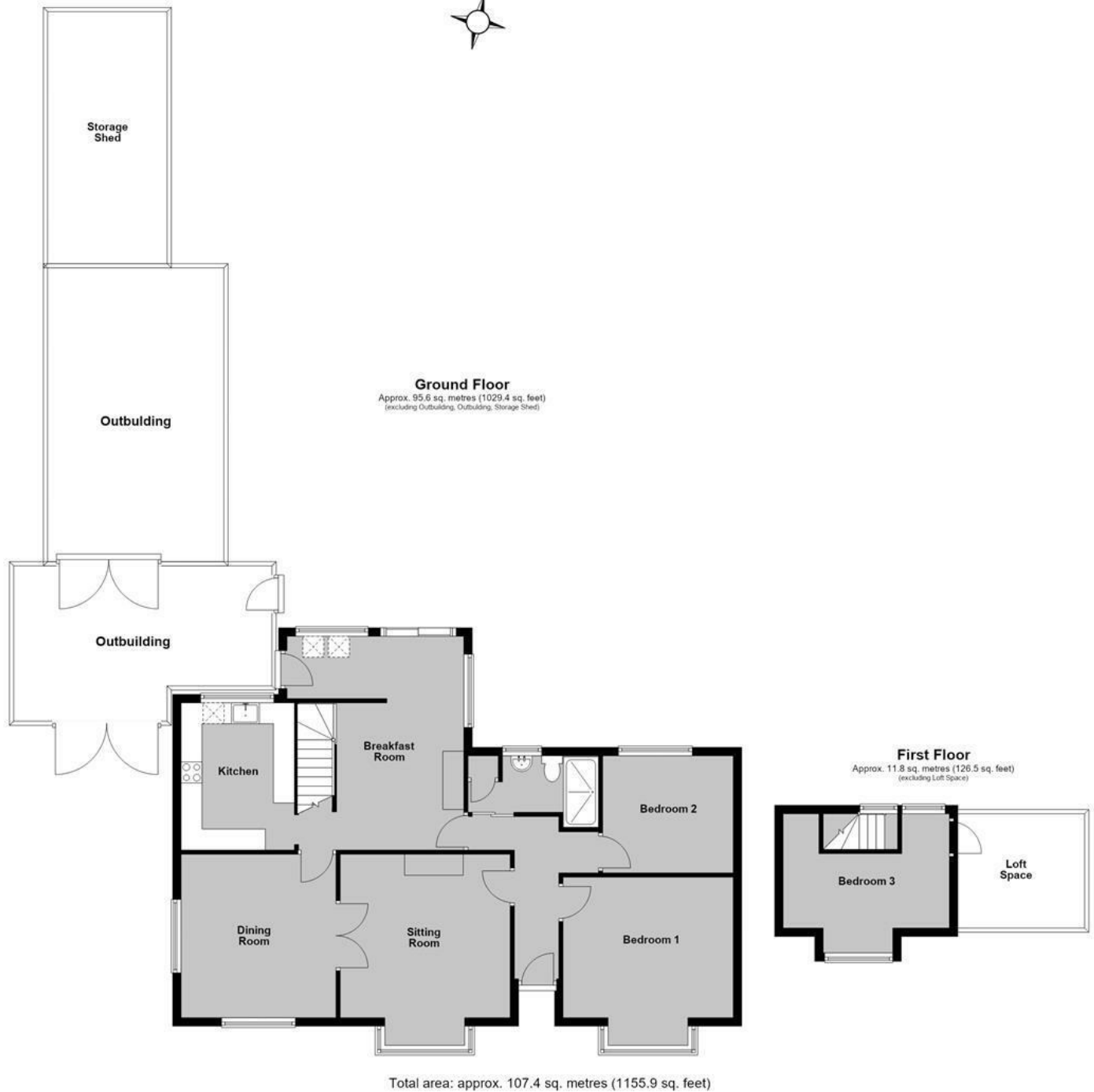
OUTSIDE

- Garden 146' x 58' (44.50m x 17.68m)
- Outbuilding 20'2" x 12'2" (6.15m x 3.71m)
- Outbuilding 22'11" x 13'9" (7.00m x 4.2m)
- Storage Shed 19'8" x 8'10" (6.00m x 2.70m)



AGENT'S NOTE

The rearmost outbuilding is in a dilapidated condition and is not available for inspection. Prospective purchasers and their representatives must not enter the building. Christopher Hodgson Estate Agents make no representation as to its condition or safety.



Council Tax Band E. The amount payable under tax band E for the year 2026/2027 is £2,930.88.

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Energy Efficiency Rating		
Current	Potential	
Very Energy Efficient (A+)	Very Energy Efficient (A+)	
Energy Efficient (A)	Energy Efficient (A)	
Decent (B)	Decent (B)	
Below Average (C)	Below Average (C)	
Poor (D)	Poor (D)	
Very Poor (E)	Very Poor (E)	
Least Energy Efficient (F)	Least Energy Efficient (F)	
Least Energy Efficient (G)	Least Energy Efficient (G)	
England & Wales		

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