



Yorkletts, Whitstable

£325,000 Freehold

...for Coastal, Country & City living.

Yorkletts, Whitstable

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

A significantly extended detached bungalow set back from the road and situated in a desirable semi-rural location, within easy access of the fashionable seaside town of Whitstable and the historic market town of Faversham, both providing high speed rail services to London.

The smartly presented accommodation is arranged to provide an entrance porch, sitting room, dining room with doors opening to the garden, a modern kitchen, utility area, two double bedrooms and a bathroom.

The generous rear garden extends to 111ft (34m) incorporating a two decked terraces, one accessed via the dining room and a second which provides views towards the sea and the Isle of Sheppey.

A smartly laid block paved driveway provides off road parking for a number of vehicles.



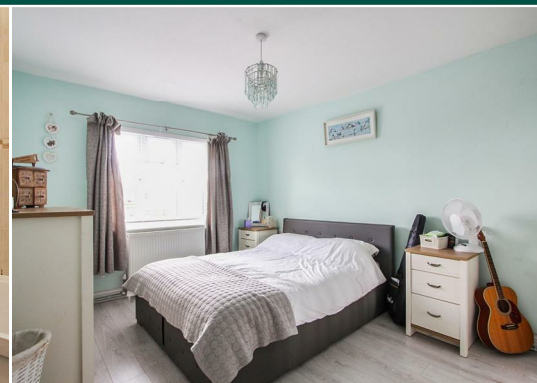
Location

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 are:

- **Entrance Porch**
- **Entrance Hall**
15'4" x 3'8" (4.67m x 1.12m)
at maximum points.
- **Sitting Room**
14'8" x 9'5" (4.47m x 2.87m)
at maximum points.
- **Dining Room**
14'8" x 11'3" (4.47m x 3.43m)
at maximum points.
- **Kitchen**
10'2" x 8'4" (3.09m x 2.53m)
at maximum points.
- **Utility Area**
6'0" x 4'2" (1.83m x 1.27m)
at maximum points.



• **Bedroom 1**
13'10" x 10'5" (4.22m x 3.18m)
at maximum points.

• **Bedroom 2**
11'4" x 9'6" (3.45m x 2.90m)
at maximum points.

• **Bathroom**
7'1" x 6'0" (2.16m x 1.83m)
at maximum points.

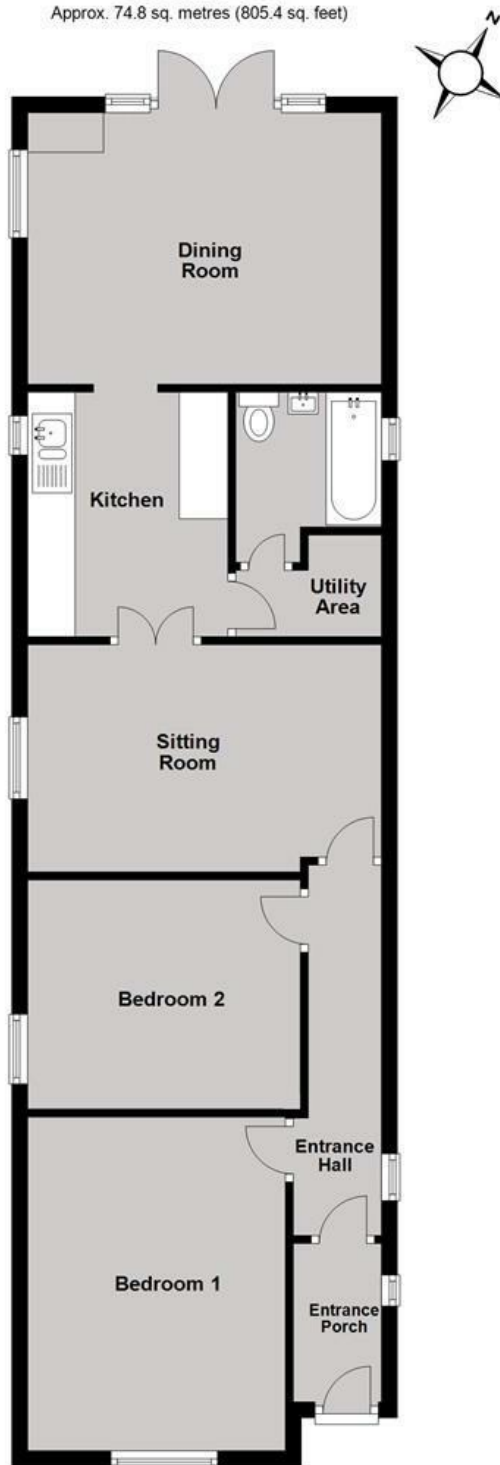
• **Rear Garden**
111' x 21' (33.83m x 6.40m)
at maximum points.

Video Tour Available
We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



Ground Floor

Approx. 74.8 sq. metres (805.4 sq. feet)



Total area: approx. 74.8 sq. metres (805.4 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2020/2021 is **£1,438.87**.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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Room	Rating
Living Room	D
Bedroom 1	E
Bedroom 2	E
Kitchen	D
Bathroom	D
Utility Area	D
Entrance Hall	E
Entrance Porch	E
Overall Rating	E