



NAEA Licensed Estate Agents

Whitstable

Clapham Hill, Whitstable, Kent, CT5 3DL

£499,950



Situated on a generous plot of over 0.4 acres, this spacious detached bungalow presents a rare opportunity for buyers seeking a home with outstanding potential. Set back from the road with ample off-road parking and a detached garage, the property boasts two well-proportioned double bedrooms, a comfortable living area and a layout that lends itself to modernisation or extension.

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Property Information

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The true highlight of the property is the impressive 115ft rear garden offering countryside views and a peaceful, private setting. Whether you are looking to extend the existing structure or explore the possibility to demolish and redevelop the site entirely (subject to necessary planning permissions), the scope here is significant.

Located in a desirable semi-rural setting yet within easy reach of local amenities, this home offers the perfect balance of tranquil living with development potential.

Regular bus services are on the doorstep to Whitstable (approx. 1.8 miles) and Canterbury (approx. 4.2 miles). Local shopping facilities are available 1.1 miles at Prospect Retail Park. Whitstable mainline railway station is approx. 2.2 miles and Canterbury West with highspeed links to London St Pancras is approx. 4.2 miles. The village of Blean is about 1.9 miles.



Enclosed Porch

Partially glazed front entrance door to enclosed porch. Lino flooring.

Cloakroom

Suite comprising close coupled WC. Window to side.

Lounge 18' 2 x 11' 2 (5.54m x 3.41m)

Window to rear. Radiator. Sliding doors to rear garden.



Dining Room 15' 5 x 11' 4 (4.7m x 3.46m)

Window to front. Radiator. Door to kitchen.

Kitchen 13' 3 x 11' 0 (4.04m x 3.36m)

The kitchen is planned with a matching range of wall and base units arranged on three walls. Inset stainless steel 1½ bowl sink unit. Electric cooker point. Plumbing for washing machine. Pantry cupboard. Window to side. Radiator. Door to garden room.



Bedroom 1 12' 5 x 10' 4 (3.79m x 3.05m)

Window to front. Radiator.

Bedroom 2 10' 6 x 9' 7 (3.21m x 2.93m)

Bay window to front. Radiator.

Bathroom

Suite comprising panelled bath with mixer tap and shower unit over bath with screen to side, pedestal wash hand basin and close coupled WC. Radiator. Tiled walls. Frosted window to side.



Garage 29' 10 x 8' 11 (9.1m x 2.72m)

Detached garage. Up and over door.

Front Garden 59' x 83' (17.99m x 25.3m)

Border hedge to front. Mainly laid to concrete and gravel driveway extending to the front of the property providing off road parking.

Side Garden 52' x 40' (15.85m x 12.2m)

Mainly laid to paving. Timber shed. Gated pedestrian side access. Enclosed with fencing.

Rear Garden 115' x 88' (35.06m x 26.83m)

Mainly laid to lawn with flower beds, bushes and shrubs. Gated pedestrian side access. Enclosed with fencing.



Main Services

The following mains services are connected to the property electricity, water, gas,

drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

Heating

Central heating is provided by a gas fired boiler situated in the kitchen and hot water radiators as indicated in these particulars.

Windows

The windows are generally of UPVC double glazed sealed units.

Tenure

The property is to be sold Freehold with vacant possession.

Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

Agent Notes

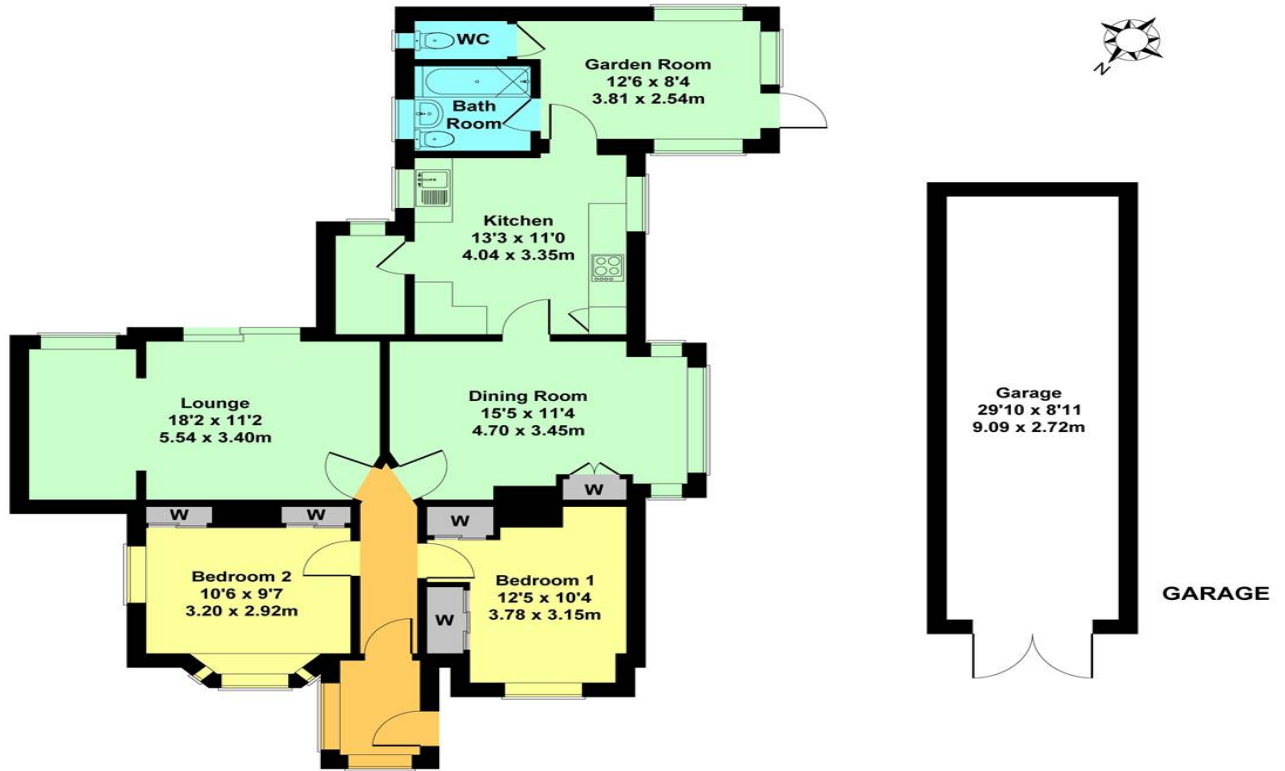
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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property.

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For a free valuation of your property contact the number on this brochure. Printed 13th May 2025

Approximate Gross Internal Area
1292 sq ft - 120 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025

Energy performance certificate (EPC)

Paddock End Clapham Hill WHITSTABLE CT5 3DL	Energy rating E	Valid until: 28 April 2034
		Certificate number: 2533-3037-4204-4644-4204

Property type	Detached bungalow
Total floor area	93 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

