

KE



12 Longtye Drive, Chestfield, Whitstable, CT5 3NG

£595,000

- 100ft South Facing Garden
- Exciting Enhancement Potential
- Quiet Chestfield Location
- Favoured Private Road Position
- Characterful Period Home
- Vacant and Chain Free

12 Longtye Drive, Whitstable CT5 3NG

Set on Longtye Drive in the favoured Village of Chestfield on the outskirts of Vibrant Whitstable, lies this delightful detached 1930's style home, offering a wonderful blend of original character and enhancement potential. Bright and light with a welcoming warmth, well-proportioned bedrooms and inviting reception rooms, this house is perfect for families or those seeking post family peace.

One of the standout features of this property is the expansive 100ft south-facing garden backing onto open ground, which provides a serene outdoor retreat, ideal for enjoying sunny days and hosting gatherings. The garden's generous size also presents an excellent opportunity for enhancement, allowing you to create your own personal oasis.

Situated in a favoured position, on a private road this home benefits from a peaceful neighbourhood while remaining conveniently close to local amenities and the picturesque seafront at Tankerton. The property is chain-free, making the buying process smoother and more straightforward for prospective homeowners.

This charming house is not just a home; it is a canvas for your imagination, offering the potential for further enhancement to suit your personal style and needs. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this property is a must-see. Embrace the opportunity to make this delightful period home your own in the lovely town of Whitstable.



Council Tax Band: E



GROUND FLOOR

Entrance Hall

Via oak entrance door, staircase to first floor with under stairs storage cupboard, radiator.

Sitting Room

17'6" x 10'4"

Dual aspect with double glazed leaded window to front, leaded double glazed French doors to garden, feature open fireplace with small leaded windows either side, two radiators.

Dining Room

12'10" x 10'0"

Double glazed leaded bay window to front, radiator.

Kitchen

11'3" x 8'2"

Double glazed leaded window to garden, exit door to side, built-in larder with window.

FIRST FLOOR

First Floor Landing

Large over-stairs double glazed leaded feature window to garden, access to boarded and insulated loft.

Bedroom One

12'11" x 10'1"

Double glazed leaded bay window to front, radiator.

Bedroom Two

14'1" x 9'10"

Double glazed leaded window to front, radiator.

Bedroom Three

10'5" x 7'3"

Double glazed leaded window to garden, radiator.

Bathroom

Double glazed leaded window to garden, panelled bath, vanity unit, airing cupboard with Vaillant boiler and hot water tank.

W.C.

Separate W.C. from bathroom, double glazed leaded window to garden.

OUTSIDE

Garage

18'6" x 9'1"

Detached garage via up and over electric door, access door to side, window to rear, power and light.

Front Garden

50' x 50'

Open Plan laid to lawn, paved pathways.

Rear Garden

101' x 50'

Laid to lawn, enclosed by panelled fence, paved patio, mature planting and trees, two sheds and a greenhouse, gate to rear recreation ground.

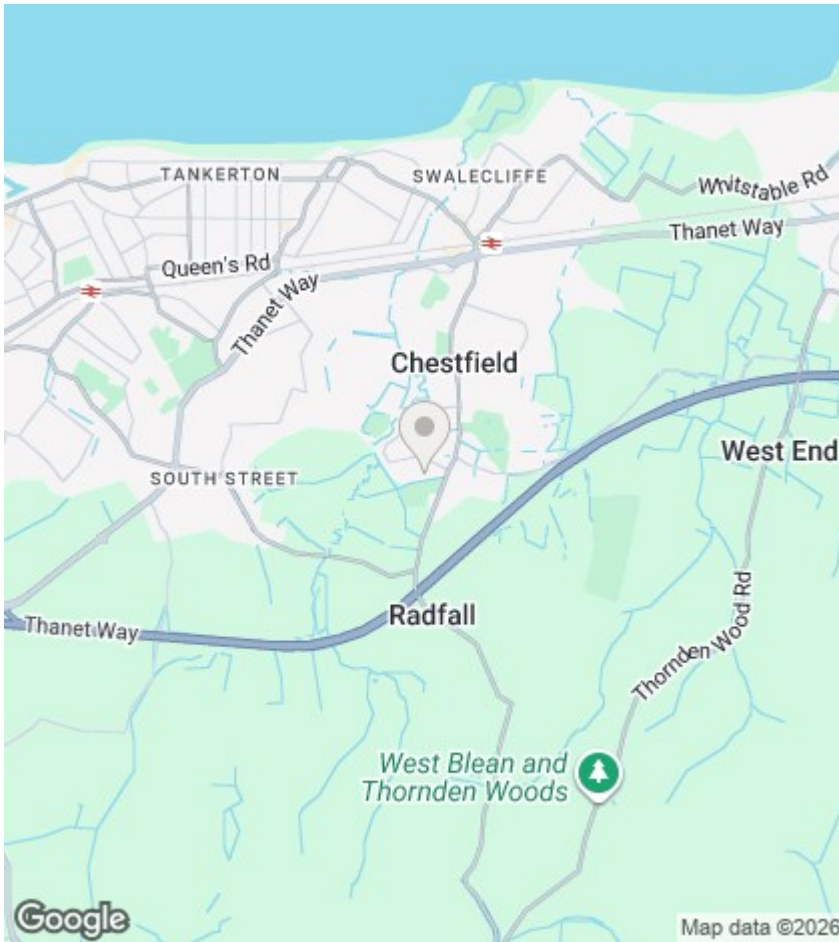
Drive

60'

Drive for three cars.

Council Tax Band

Band E



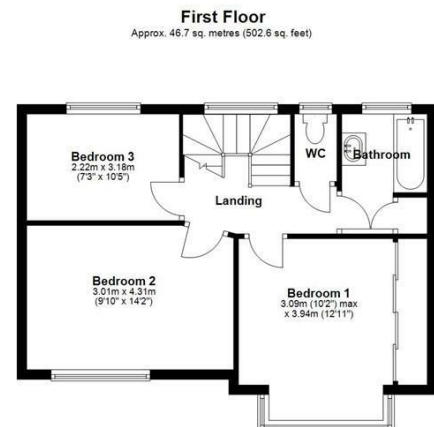
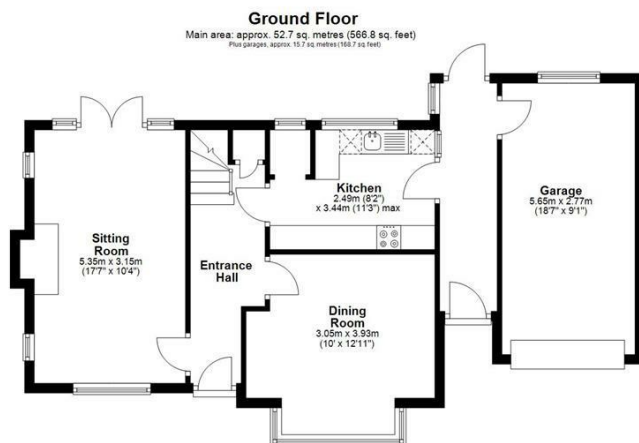
Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Main area: Approx. 99.4 sq. metres (1069.4 sq. feet)
Plus garages: approx. 15.7 sq. metres (168.7 sq. feet)