



Charles Bainbridge



23 Kemp Road,
Whitstable, Kent, CT5 2PZ

£710,000







A substantial and deceptively spacious detached house providing well-presented versatile accommodation with a substantial cabin in the garden providing additional annexe accommodation. The property is currently utilised as four bedrooms with three reception rooms, but it could be set up as three bedrooms with four reception rooms dependent on requirements. On the ground floor is an impressive sitting room with a bay window to the front and log burning stove. Adjoining the sitting opening to the rear is a large dining room with staircase rising to the first floor. There is a separate study to the front and the kitchen overlooks and opens onto the garden. There is a family room/bedroom four and well-equipped shower room. On the first floor are three bedrooms plus the family bathroom.

Externally there is an in and out driveway to the front providing parking. The former garage has been adapted to provide a large utility room/store. There is an enclosed rear garden with a large timber decked area having integral lighting and to the side of which is a fitted, timber framed bar. The deck area extends to the side of the garden and reaches the impressive sauna building. To the far side is a substantial detached cabin providing ancillary accommodation currently used as a holiday let creating additional income. A paved path leads to a further patio seating area to the rear of the sauna. The garden measures approx. 51' 5" x 44' 9" (15.66m x 13.63m) is enclosed by wood panel fencing and to the side a gate gives pedestrian access to the front and driveway.

Whitstable is a popular seaside town famous for its fishing heritage and particularly the oyster fisheries. There is a comprehensive range of shopping facilities in the town including a colourful array of independent retailers and restaurants. There is a wonderful coastline offering lovely walking, cycling, and a range of watersports. The property is within walking distance to Whitstable train station which offers High-Speed services to London St. Pancras with a journey time of approx. 80 minutes. Easy access can be gained onto the A2 to Dover and the M2 to London. The Cathedral City of Canterbury is accessible to the south providing a further comprehensive range of leisure, shopping, cultural, and educational facilities.

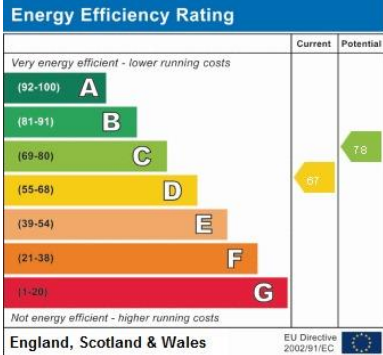
Services: All mains services are understood to be connected.

Tenure: Freehold

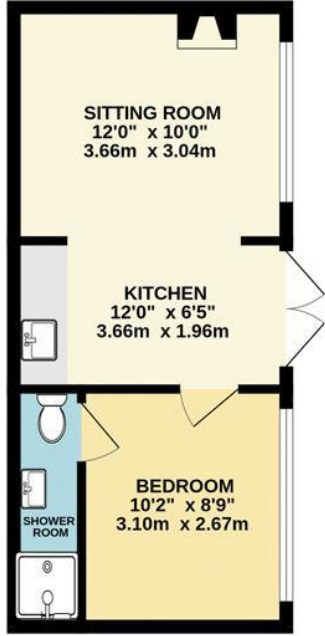
Council Tax Band: E

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

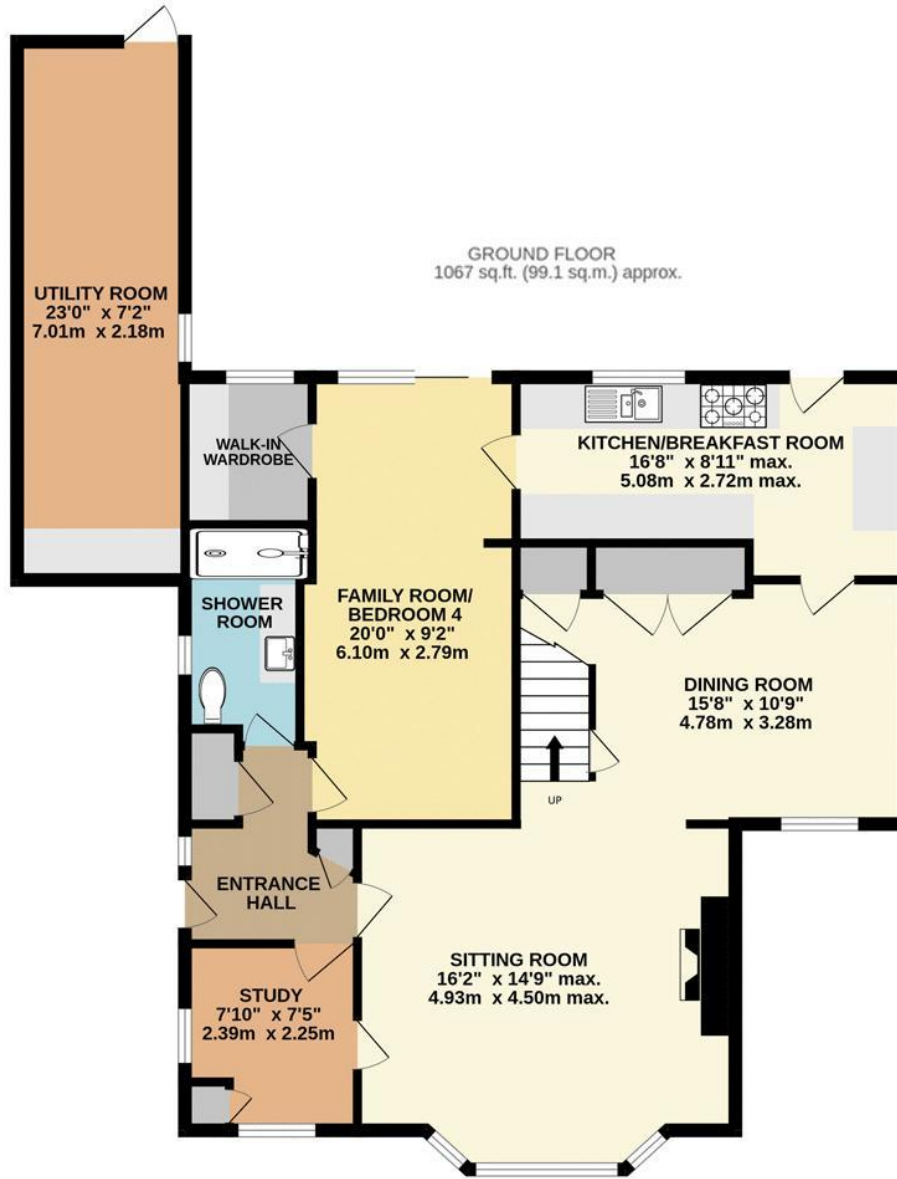
We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email sales@charlesbainbridge.com



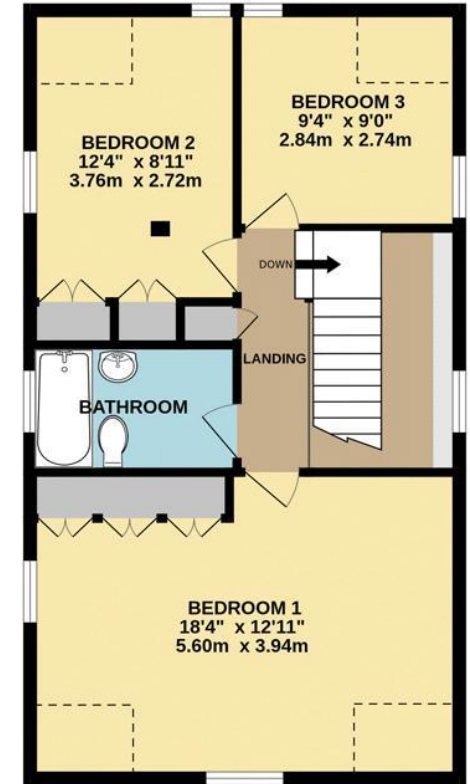
THE SPA CABIN
306 sq.ft. (28.4 sq.m.) approx.



GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



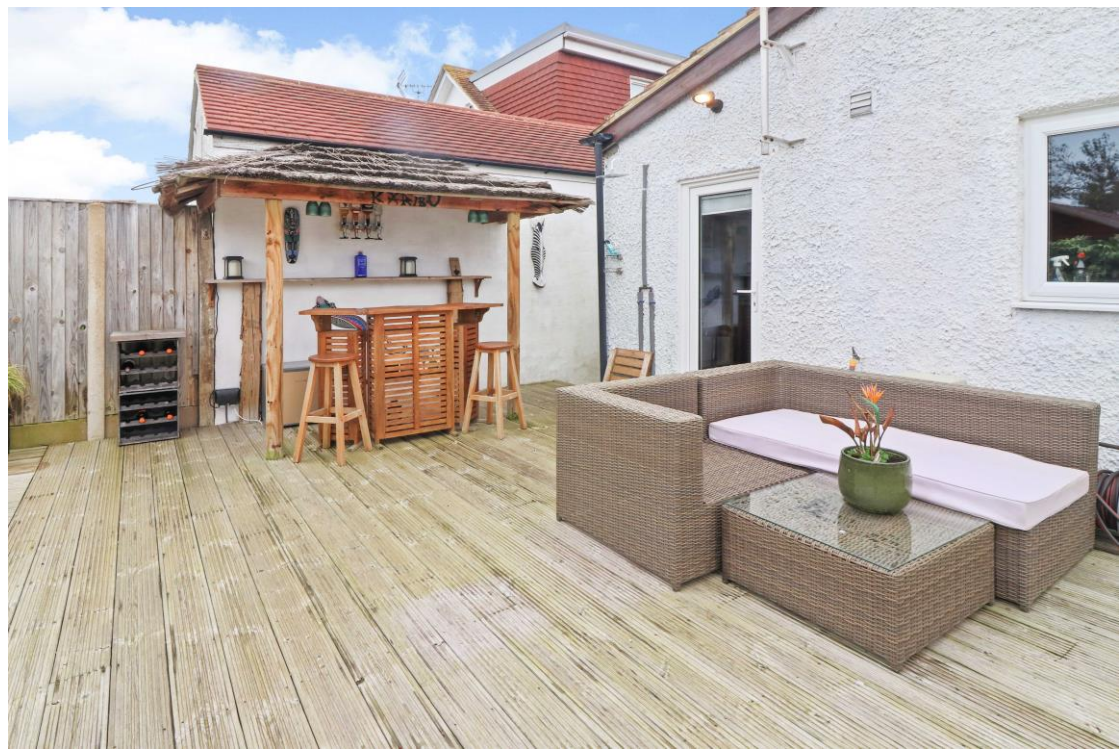
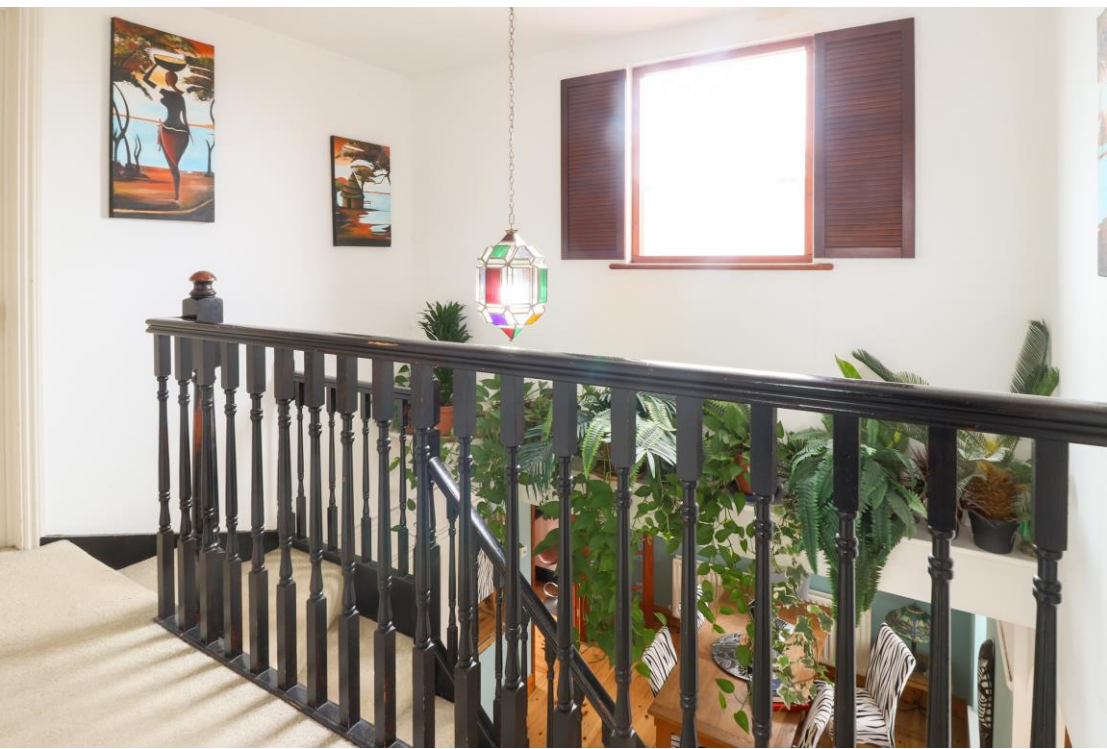
TOTAL FLOOR AREA : 1670sq.ft. (155.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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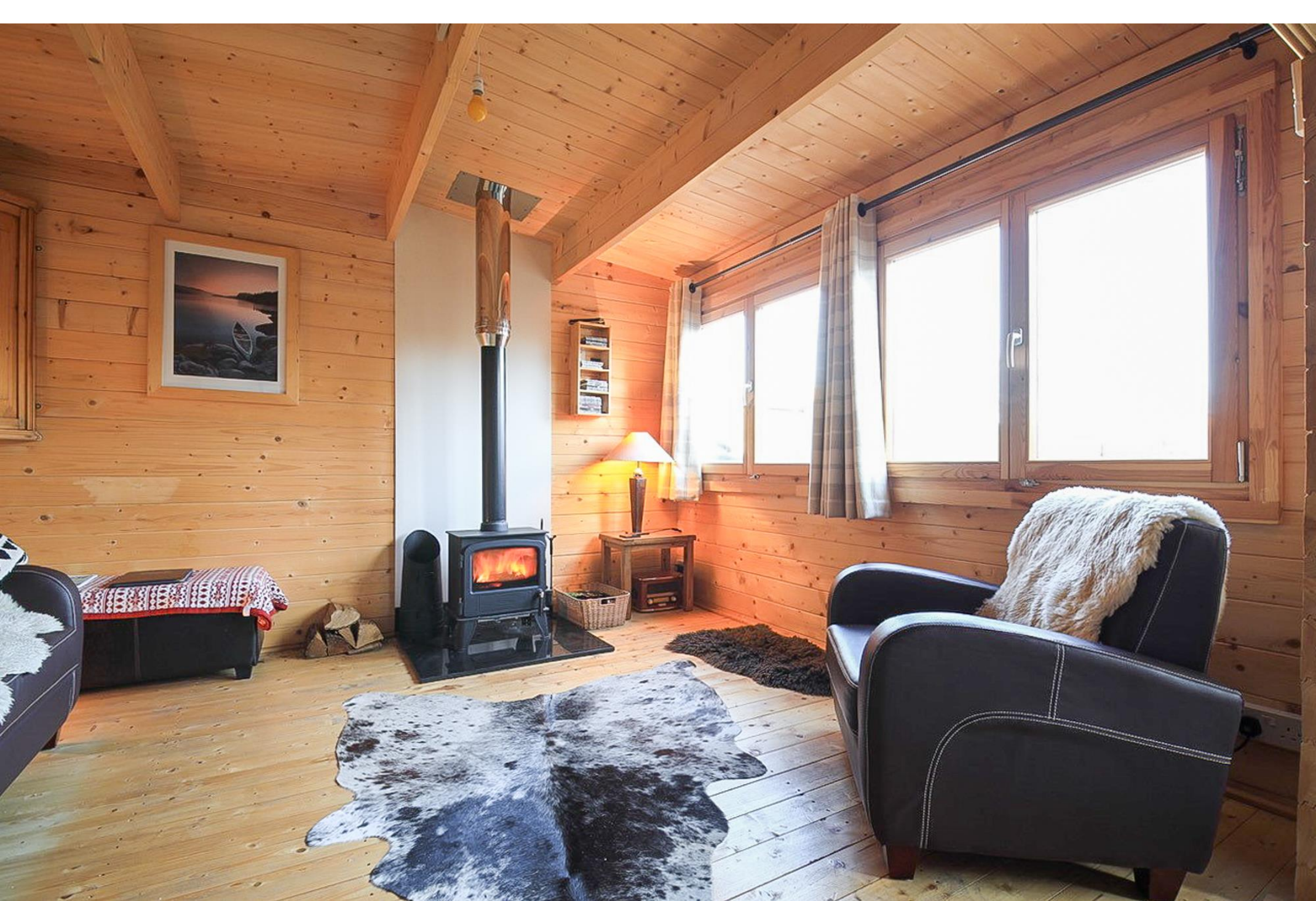


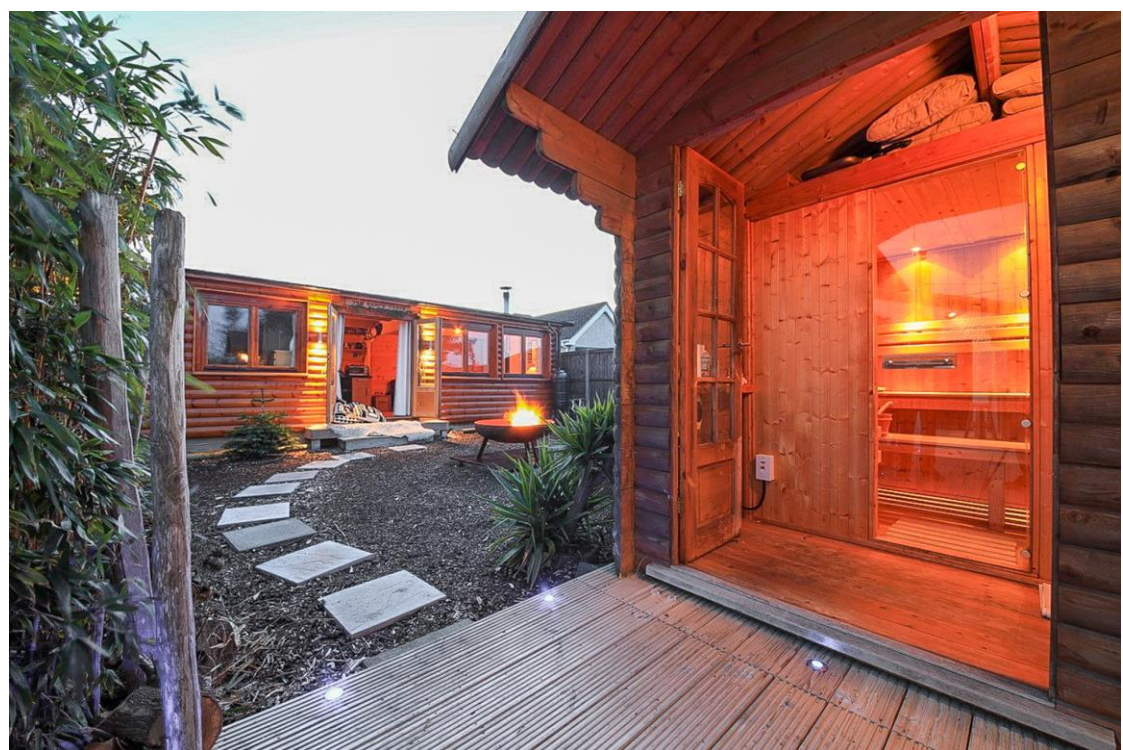
















Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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