



## 20 Plough Lane

Swalecliffe Whitstable CT5 2NZ

**Offers Around £350,000**



Nestled in the charming area of Plough Lane, Whitstable, this delightful mid-terrace house offers a perfect blend of modern living and traditional character. Built in the early 1900s, this property is set over three floors, making it an ideal home for families or those seeking a spacious retreat by the sea. Upon entering, you are greeted by an open-plan lounge and dining area, which creates a warm and inviting atmosphere. The clever design features a staircase running through the middle, enhancing the flow of the space. The dining room then seamlessly runs onto the fitted kitchen which over looks the rear garden. The first floor boasts two generously sized double bedrooms, accompanied by a large family bathroom, ensuring comfort and convenience for all residents. The loft has been thoughtfully converted to include an additional double bedroom, along with a bonus room that is perfect for a home office or study. Externally, the property features a good-size rear garden, providing a lovely outdoor space for relaxation or entertaining. There is also potential for parking, subject to the relevant planning permissions, which adds to the appeal of the home. Opposite the property lies a recreational ground, from here a pathway leads you all the way to the beautiful beach, perfect for leisurely strolls or enjoying the coastal scenery. Additionally, the property is conveniently located within a short distance to Chestfield and Swalecliffe train station, making commuting a breeze. With an EPC rating of D and a council tax band of B, this home offers both practicality and charm in one of Whitstable's most sought-after locations. Don't miss the opportunity to make this lovely property your own.



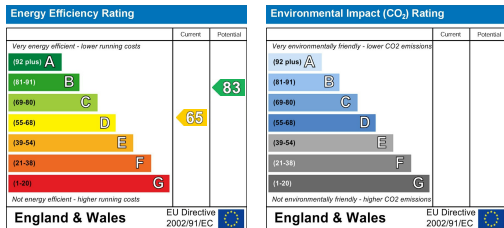
## Area Map



## Floor Plans

<p><b>Ground Floor</b></p>	<p><b>Floor 1</b></p>	<p><b>Approximate total area<sup>(1)</sup></b> 967 ft<sup>2</sup> 89.7 m<sup>2</sup></p> <p><b>Reduced headroom</b> 27 ft<sup>2</sup> 2.5 m<sup>2</sup></p> <p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ----- Below 5 ft/1.5 m</p> <p><small>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</small></p> <p style="text-align: right;"><b>GIRAFFE360</b></p>
<p><b>Floor 2</b></p>		

## Energy Efficiency Graph



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