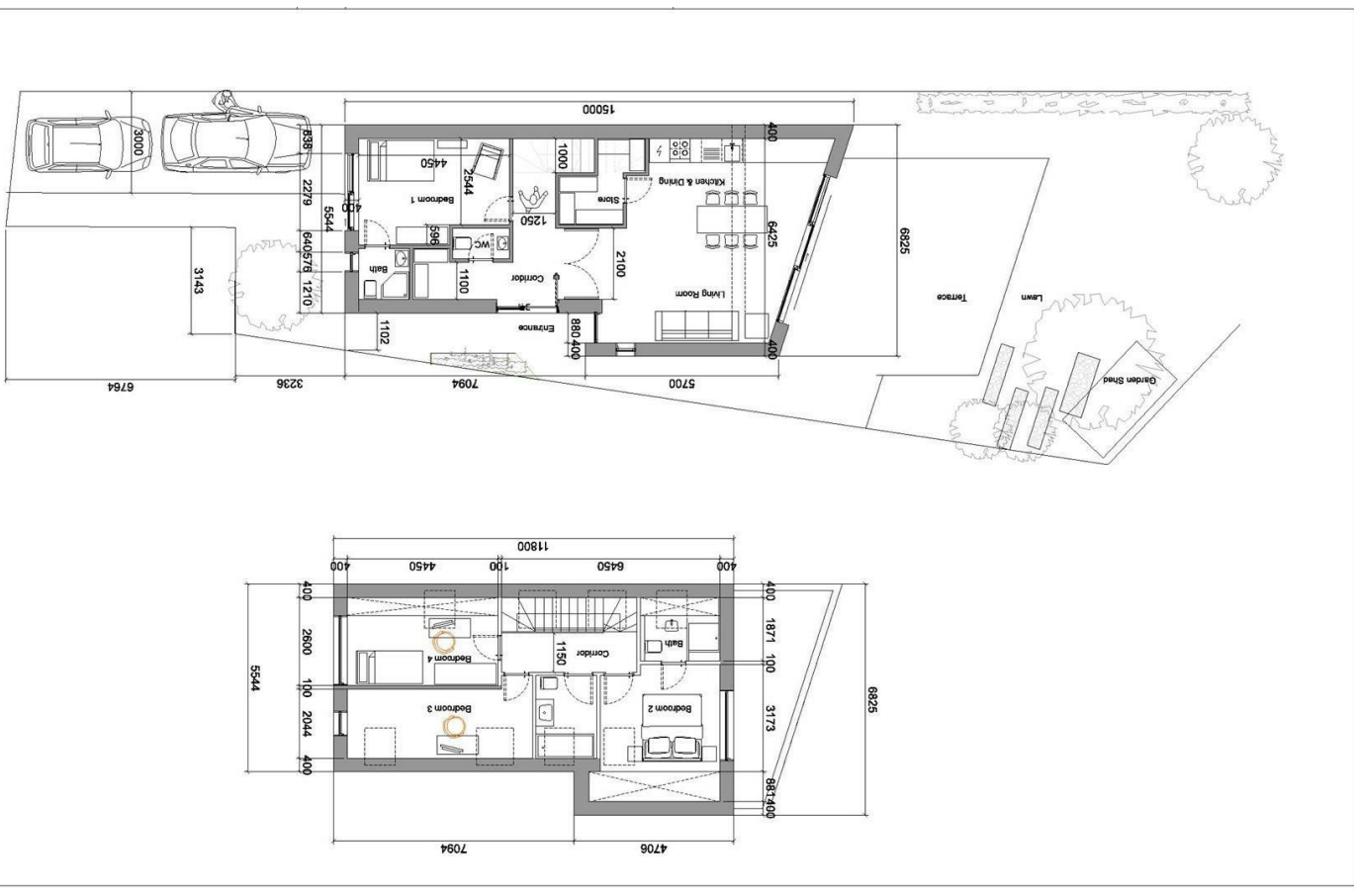


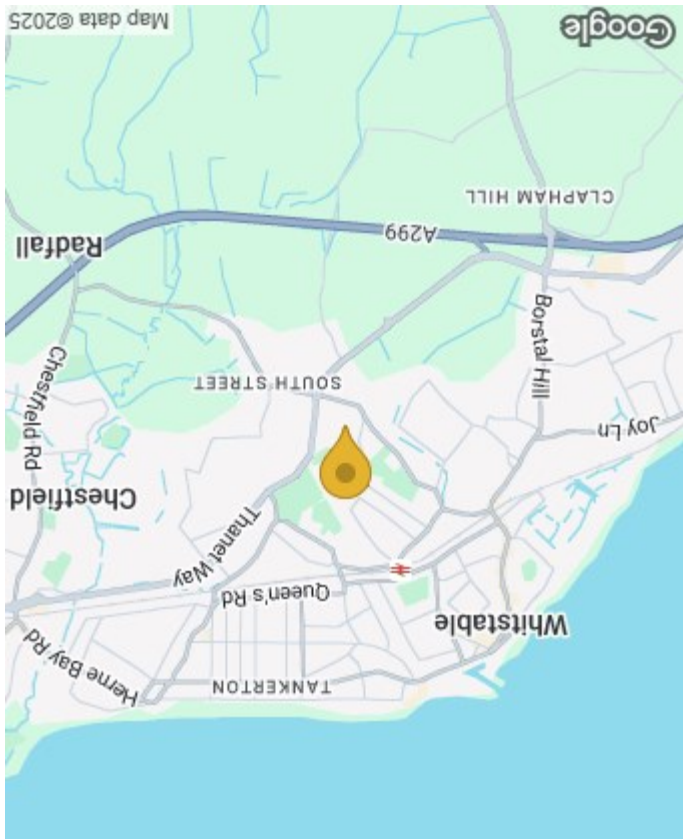


Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

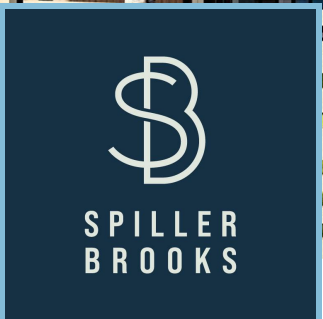


Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Decent energy efficiency - higher running costs	D
Less energy efficient - higher running costs	E
Less energy efficient - higher running costs	F
Very energy inefficient - higher running costs	G

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	A
Environmentally friendly - lower CO ₂ emissions	B
Environmentally friendly - lower CO ₂ emissions	C
Environmentally friendly - lower CO ₂ emissions	D
Environmentally friendly - lower CO ₂ emissions	E
Environmentally friendly - lower CO ₂ emissions	F
Environmentally friendly - lower CO ₂ emissions	G



Land Adjacent to 9 Clifford Road
Whitstable, CT5 1PW



Working for you and with you

Land Adjacent to 9 Clifford Road Whitstable, CT5 1PW

BUILDING PLOT WITH OUTLINE PLANNING PERMISSION

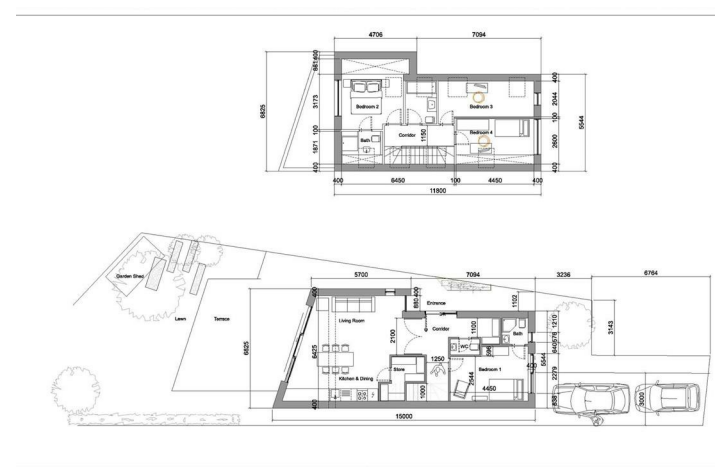
A superb opportunity to create your dream home.

This attractive and stylish three/four-bedroom house, has been thoughtfully designed and planned to meet the requirements of modern day living with versatile accommodation embracing our expectations for a multi-functional living, dining and kitchen space forming the hub of the home and providing a smart entertaining space.

The ground floor comprises, cloakroom, open plan living with a practical walk-in pantry and store and a good size double bedroom with en-suite shower room which could lend itself to providing additional living accommodation if required. On the first floor, the stylish principal bedroom has a vaulted ceiling and en-suite bathroom; there are two further bedrooms and a family bathroom.

Situated in favoured and flourishing Whitstable, on the periphery of the vibrant town centre, Clifford Road is away from the everyday hustle and bustle, yet with the convenience and comfort of an array of nearby amenities; Whitstable mainline railway station, a selection of schools, shopping facilities at Tesco superstore, Estuary View Medical Centre with urgent treatment facilities and access to the A299 providing a link to the A2/M2, to name but a few.

£225,000



Plot & Services

Plot Measurements

Length : approx 42m max (shortening to approx 32m)

Width : approx 15m max (narrowing to approx 7m)

The plot is predominantly grass with a shrub/hedge border.

Gas, sewerage and electric utilities are all accessible to the plot.

Outline Planning Permission

Outline planning for two-storey dwelling including access, appearance, layout and scale - GRANTED February 2024.

Information relating to the application can be found on Canterbury City Council website under 23/00031.

We understand that Outline Planning Permission gives flexibility for a buyer to 'fine tune' the design if desired subject to any further planning consents required. We would suggest interested parties make their own enquiries with Canterbury City Council Planning Department.

Useful Information

We understand from the vendors that there is the opportunity for interested parties to negotiate a further piece of land to square off the plot in order to create side by side parking.

Vendor's Comments

There is a strong and friendly community spirit in Clifford Road, residents hold social events together.

Agent's Note

Pictures of the property are a computer generated guide and do not accurately reflect the surroundings or the parking status.

The plot is outlined in red on the location and site plans.

Location & Amenities

Whitstable town with its working harbour, diverse range of fashionable boutiques, eateries, quirky walkways and scenic coastline is less than a mile.

Tesco Superstore (0.3 miles) and Sainsburys (1.9 miles).

There are a good selection of primary schools; The Whitstable School provides secondary education.

Bus services to local towns are nearby in Millstrood Road (0.3 miles).

Estuary View, a state of the art medical centre, with a minor injuries and minor ops unit, is approximately 1.8 miles.

Major road links are easily accessible via the A299.

Viewing Arrangements

Flexible viewing arrangements 7 days a week - please call Spiller Brooks Estate Agents 01227 272155 or email info@spillerbrooks.co.uk to arrange your viewing.

