



Guide Price
£575,000

Freehold

3x  1x  1x 

**Kingsdown Park,
Whitstable, Kent, CT5**

Wards
Helping you move forwards

Main features

- **Prized Tankerton setting, moments from the Slopes and Whitstable town**
- **Planning permission granted for two-storey front, side & rear extensions**
- **Approved front and rear dormers with associated roof alterations to maximise space**
- **Consent in place for a two-storey detached outbuilding (ancillary accommodation) following garage demolition**
- **A superb self-build opportunity to create a bespoke, high-spec home**

Accommodation

GROUND FLOOR

Hallway
Lounge/Diner: 22'9 x 15'0 (6.94m x 4.58m)
Kitchen: 12'4 x 10'6 (3.76m x 3.20m)
Utility Area

OUTSIDE

Driveway
Front Garden
Rear Garden

FIRST FLOOR

Landing
Cloakroom
Bathroom
Bedroom 1: 13'4 x 11'11 (4.07m x 3.63m)
Bedroom 2: 11'1 x 10'7 (3.38m x 3.23m)
Bedroom 3: 9'11 x 9'6 (3.02m x 2.90m)

OUTBUILDING

Garage



Nearest Schools

Primary Schools: St Mary's Catholic Primary 0.1 miles, Whitstable and Seasalter Endowed C of E Junior School 0.7 miles, Swalecliffe Community Primary 0.8 miles

Secondary Schools: The Whitstable School 0.8 miles, Herne Bay High School 3.1 miles, Kent College (Canterbury) 4.8 miles

Further Education: The Whitstable School 0.8 miles, Herne Bay High School 3.1 miles, Kent



Transport Information

Train Stations: Whitstable 0.4 miles, Chestfield & Swalecliffe 1.1 miles, Herne Bay 3.3 miles



Address

Kingsdown Park, Whitstable, Kent, CT5



Directions

For directions to this property please contact us.

Call Whitstable - 01227 772272 ■ wardsofken.co.uk

■ The seller is a person connected with Wards as defined in the Estate Agents Act 1979



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