# Pean Hill, Whitstable, CT5 3BJ

## £2,500 Per Month

Sally Hatcher estates



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# Pean Hill

## Whitstable CT5 3BJ

Nestled in the charming area of Pean Hill, Whitstable, this impressive detached house offers a perfect blend of space, comfort, and modern living. Set back from the road, the property is enveloped by mature gardens, providing a serene and private atmosphere.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient downstairs cloakroom. The large sitting room is a highlight of the home, featuring ample natural light and direct access to the rear garden, making it an ideal space for both relaxation and entertaining. The open-plan kitchen and dining area is well-equipped, boasting space for a dishwasher, fridge/freezer, a new oven, hob, and extractor has been installed, ensuring that culinary enthusiasts will feel right at home. Additionally, a separate utility room and a games/playroom offer further versatility to the living space.

The first floor comprises four generously sized double bedrooms, perfect for family living or accommodating guests. A family bathroom serves this level, while the second floor is dedicated to a luxurious master suite, complete with a dressing area and an ensuite shower room, providing a private retreat.

New carpets throughout the property enhance its appeal, ensuring a fresh and inviting atmosphere. With parking available for up to six vehicles, convenience is at your fingertips. This property falls under council tax band F and is available for immediate occupancy.

In summary, this delightful home in Whitstable is an exceptional opportunity for those seeking a spacious and well-appointed residence in a desirable location.

Available now
Council tax band F
Rent £2,500 per month is EXCLUSIVE of all utilities.
Deposit is equal to 5 weeks rent £2,884.61
All viewings are strictly by appointment only.

Please refer to the fee`s tab on our website (www.sallyhatcher.co.uk) for all information on fee`s and deposit options

## Ground Floor / Entry Hallway

### Living Room
21'2" x 12'11" (6.456 x 3.938)

### Dining Room
14'5" x 9'9" (4.415 x 2.987)

### Kitchen
11'1" x 14'9" (3.386 x 4.506)

























**Conservatory**
9'3" x 7'9" (2.844 x 2.367)

**Utility Room**
11'4" (3.469)

**Sitting Room**
16'10" x 11'8" (5.138 x 3.568)

**First Floor / Stairs**

**Bathroom**

**Bedroom 1**
3'9" x 9'5" (1.159 x 2.877)

**Bedroom 2**
12'11" x 8'0" (3.946 x 2.451)

**Bedroom 3**
7'11" x 12'11" (2.420 x 3.949)

**Bedroom 4**
12'10" x 12'11" (3.926 x 3.955)

**Office**
9'5" x 3'9" (2.877 x 1.159)

**Second Floor / Stairs**

**Bath**

**WC**

**Bedroom 5**
10'0" x 13'3" (3.055 x 4.047)

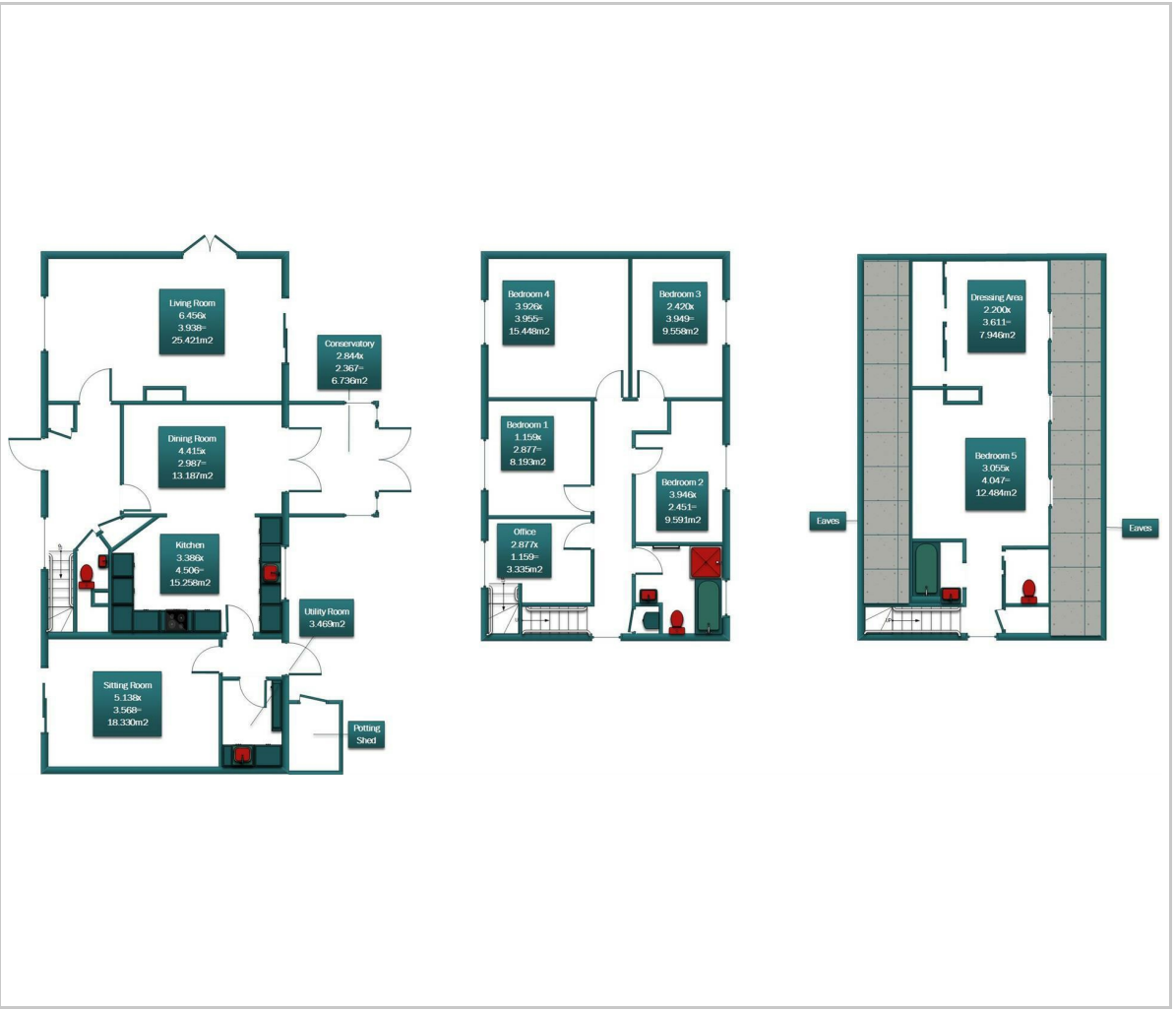
**Dressing Area**
7'2" x 11'10" (2.200 x 3.611)

**Front & Rear Enclosed Gardens**

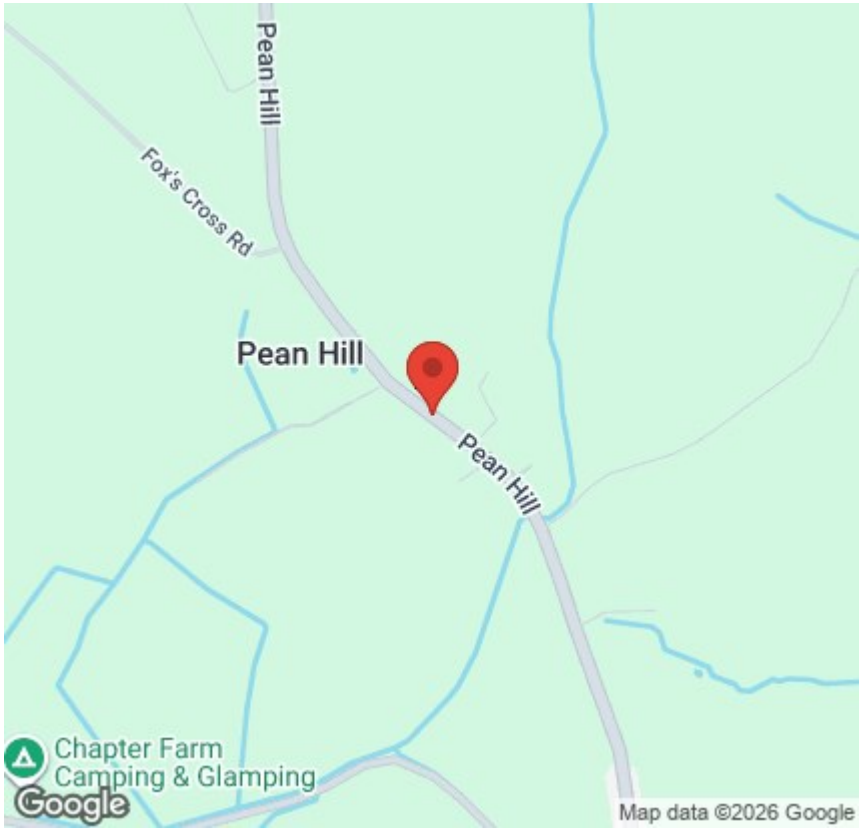
**Potting Shed**

**Double Shed & Greenhouse**

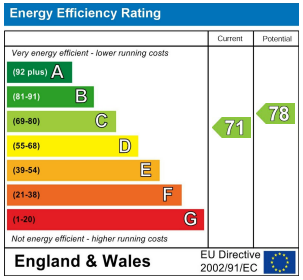
## Floor Plan

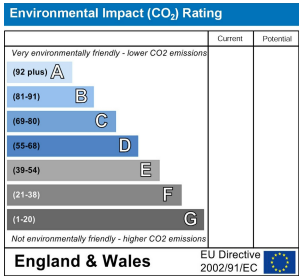



## Area Map




## Energy Efficiency Graph




## Viewing

Please contact us on 01227 733888
if you wish to arrange a viewing appointment for this property or require further information.

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