



NAEA Licensed Estate Agents

Yorkletts

Dargate Road, Whitstable, Kent, CT5 3AD

£650,000



Tucked away along the peaceful Dargate Road, this thoughtfully extended three bedroom detached bungalow offers a perfect blend of refined design, modern luxury and countryside calm all within easy reach of Whitstable's vibrant town centre and coastline.

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Property Information

Tucked away along the peaceful Dargate Road, this thoughtfully extended three bedroom detached bungalow offers a perfect blend of refined design, modern luxury and countryside calm all within easy reach of Whitstable's vibrant town centre and coastline.

As you step inside you are greeted by a large entrance hall leading to a truly impressive open-plan kitchen, dining and living space covering just over 650sqft - the heart of the home - bathed in natural light and finished to the highest standard. The handcrafted kitchen by Compton's Kitchens is a statement in bespoke craftsmanship combining timeless elegance with contemporary functionality to create an inviting space for both everyday living and entertaining.



The property offers three generous double bedrooms including a stylish principal suite featuring a luxurious en-suite bathroom with a feature freestanding copper bath. A sleek and fully fitted shower room serves the remaining bedrooms with equal sophistication.

Outside the home continues to impress with a private rear garden of generous proportions complete with a large paved patio area, ideal for alfresco dining and summer gatherings, and the added bonus of ample storage shed and log cabin. To the front ample off-road parking ensures both practicality and convenience.



Perfectly positioned for both convenience and connectivity, this home offers excellent access to major road networks and lies just 3 miles from the charming harbour town of Whitstable, renowned for its independent boutiques, acclaimed restaurants and mainline railway station. The historic city of Canterbury is approximately 5.5 miles away offering a wealth of cultural and educational amenities, while the market town of Faversham is around 6.5 miles. Everyday essentials are within easy reach with local shops, Estuary View Medical Centre and regular bus services all located within 2 miles.

Enclosed Porch

Partially double glazed UPVC front entrance door to enclosed porch. Tiled flooring.



Entrance Hall 23' 6 x 3' 6 (7.17m x 0.92m)

Partially double glazed wood front entrance door. Radiator. Access to loft with light. Wood flooring.

Kitchen/Dining/Living 34' 9 x 20' 5 (10.6m x 6.23m)

Living Area

Seat window to rear. Underfloor heating. Tiled flooring.



Kitchen/Dining Area

The kitchen is planned with a matching range of wall and base units arranged on three walls. Inset copper two bowl sink unit. Partially tiled walls. Electric cooker point with stainless steel extractor cooker hood above. Integrated dishwasher and fridge. Windows to rear. Vaulted ceilings with Velux windows. Underfloor heating. Tiled flooring. Door to utility room.

Utility Room 14' 3 x 8' 4 (4.35m x 2.54m)

Range of matching wall and base units. Inset ceramic butler sink unit. Partially tiled walls. Underfloor heating. Window to front. Plumbing for washing machine. Tiled flooring. Door to side.



Bedroom 1 15' 6 into bay x 11' 3 (4.73m into bay x 3.43m)

Bay window to front. Radiator. Wood flooring. Door to en-suite.

En-suite 9' 10 x 6' 1 (3m x 1.86m)

Suite in white comprising freestanding copper bath with mixer tap and hand held shower attachment, pedestal wash hand basin set into vanity unit with cupboard below and close coupled WC. Underfloor heating. Heated towel rail. Partially tiled walls. Velux window. Tiled flooring. Extractor fan.

Bedroom 2 11' 5 x 10' 11 (3.48m x 3.33m)

Window to front. Built-in double wardrobe with shelves and hanging space. Radiator. Wood flooring.

Bedroom 3 11' 6 x 9' 9 into recess (3.51m x 2.75m into recess)

Window to side. Radiator. Wood flooring.

Bathroom 9' 10 x 4' 11 (3m x 1.5m)

Suite in white comprising walk in shower cubicle with rainfall shower and riser shower attachment, wash hand basin set into vanity unit with cupboard below and close coupled WC. Underfloor heating. Heated towel rail. Tiled walls. Tiled flooring. Extractor fan.

Front Garden 41' x 62' (12.5m x 18.9m)

Mainly laid to stone. Driveway extending to the front and side of the property providing off road parking.

Rear Garden 67' x 82' (20.43m x 25m)

Mainly laid to lawn with flower beds, bushes and shrubs. Paved patio area. Two timber sheds. Log cabin. Vehicular side access. Enclosed with fencing, hedging and brick walls.

Main Services

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

Heating

Central heating is provided by a gas fired boiler situated in the loft and hot water radiators as indicated in these particulars.

Windows

The windows are generally of UPVC double glazed sealed units.

Tenure

The property is to be sold Freehold with vacant possession.

Council Tax

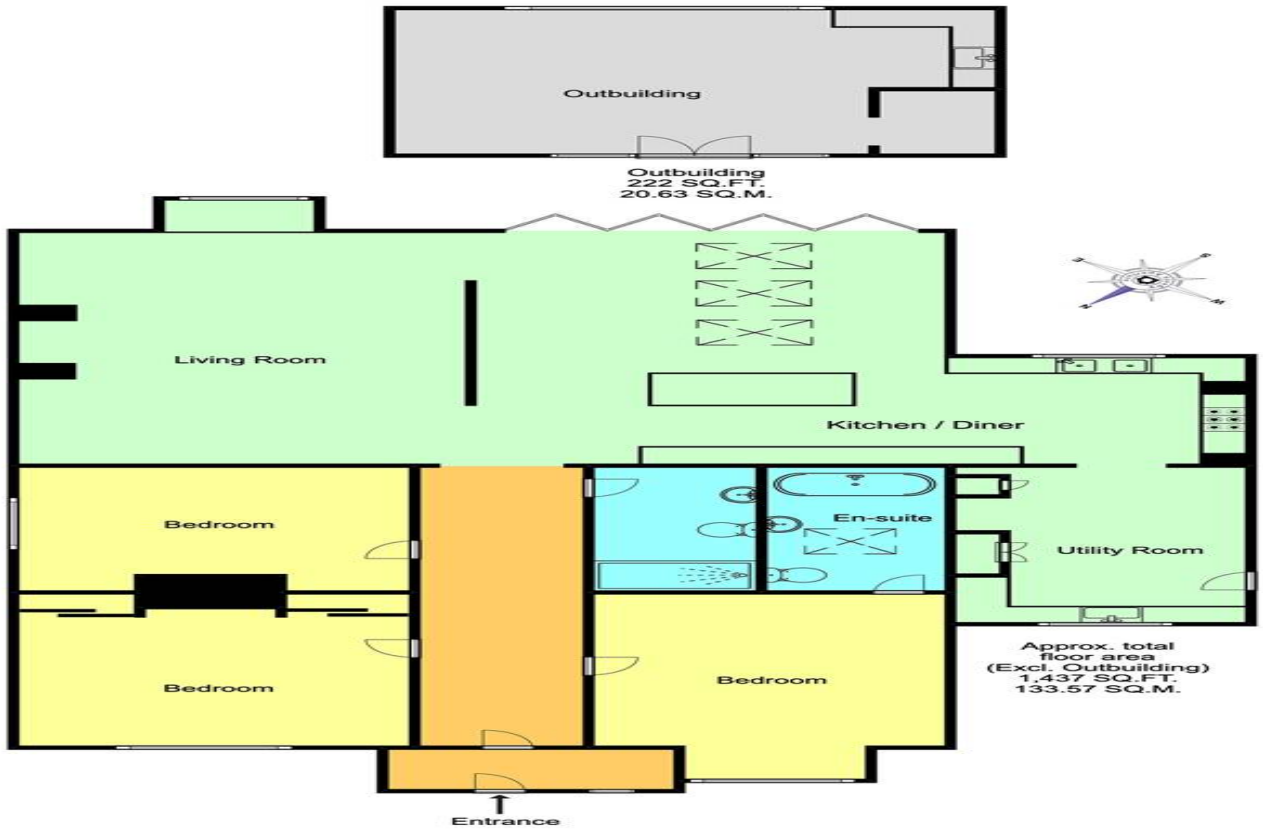
We are advised by the Valuation Office that the property is currently within Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

Agent Notes

Kent Estate Agencies gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property. No person in the employment of Kent Estate Agencies has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. For a free valuation of your property contact the number on this brochure. Printed 10th October 2025



Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

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Energy performance certificate (EPC)

53 Dargate Road Yorklets WHITSTABLE CT5 3AD	Energy rating C	Valid until: 8 October 2035
		Certificate number: 0713-3955-2200-3885-4204

Property type	Detached bungalow
Total floor area	134 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

