



Tankerton, Whitstable

To Let **£1,550 PCM**

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Tankerton, Whitstable

202 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AS

A spacious and smartly presented family home in a much sought after location in the heart of central Tankerton, close to shops and amenities on Tankerton Road, a short stroll to Tankerton Slopes and seafront, and less than one mile from Whitstable mainline station.

The generously proportioned accommodation is arranged on the ground floor to provide a kitchen/dining room with bay window, a large sitting room with doors opening to a conservatory, and a cloakroom. The first floor comprises two bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom. The second floor is occupied by a further double bedroom.

The South facing rear garden extends to 56ft (17m) and is predominantly laid with an artificial grass lawn for ease of maintenance, and incorporates a patio area and a storage shed.

No pets, no smokers. Available immediately.



Location

Tankerton Road is a much sought after road, conveniently positioned for access to both Whitstable and Tankerton, local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

• **Kitchen/Dining Room**
14'9" x 14'5" (4.50m x 4.39m)
at maximum points.

• **Sitting Room**
15'10" x 11'2" (4.83m x 3.40m)
at maximum points.

• **Conservatory**
9'4" x 8'10" (2.84m x 2.69m)
at maximum points.

• **Cloakroom**
8'2" x 3'3" (2.49m x 0.99m)
at maximum points.

FIRST FLOOR

• **Bedroom 1**
12'6" x 11'2" (3.81m x 3.40m)
at maximum points.

• **En-Suite Shower Room**
8'4" x 2'8" (2.54m x 0.81m)
at maximum points.



• **Bedroom 3**
14'11" x 8'0" (4.55m x 2.44m)
at maximum points.

• **Bathroom**
8'4" x 6'6" (2.54m x 1.98m)
at maximum points.

SECOND FLOOR

• **Bedroom 2**
17'9" x 14'9" (5.40m x 4.50m)
at maximum points.

OUTSIDE

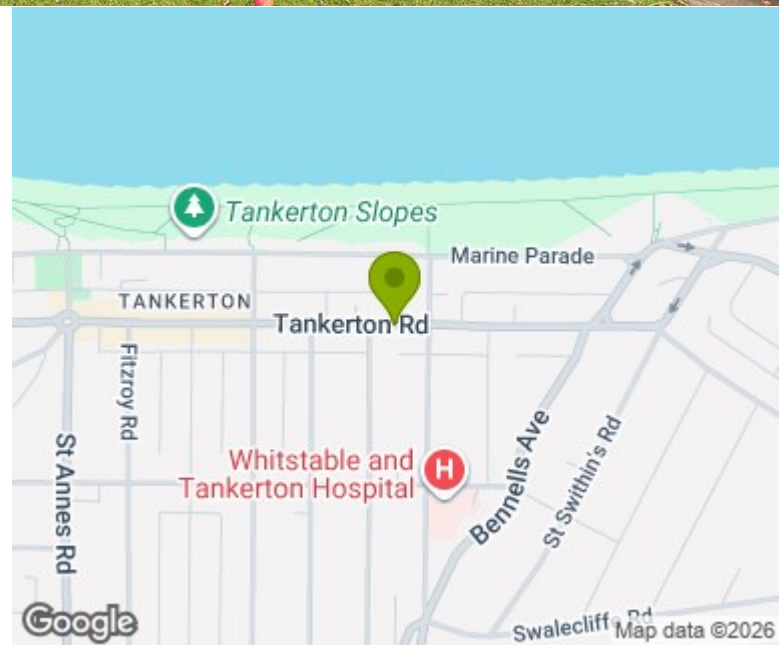
• **Garden**
56' x 18' (17.07m x 5.49m)
at maximum points.

Holding Deposit
£357.00 (or equivalent to 1 weeks
rent)

Tenancy Deposit
£1,788.00 (or equivalent to 5 weeks
rent)

Client Money Protection
Provided by ARLA

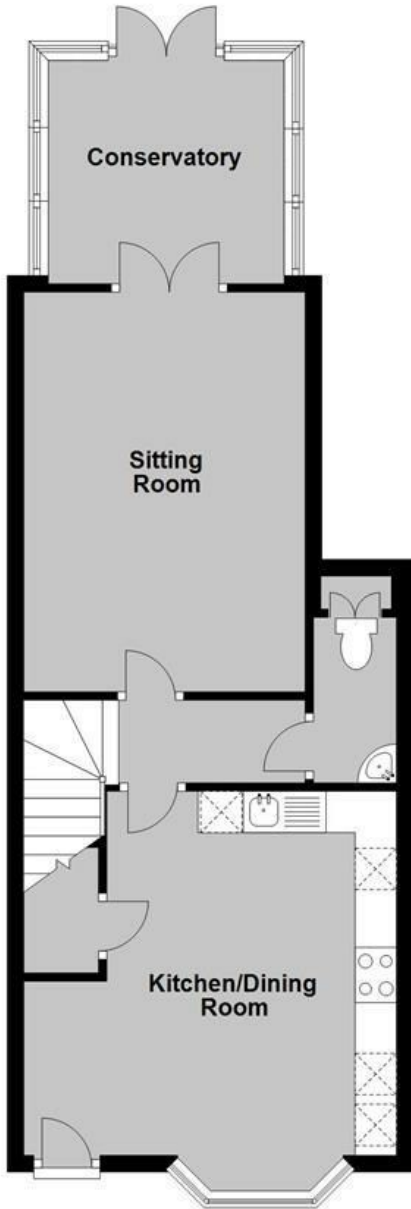
Independent Redress Scheme
Christopher Hodgson Estate Agents
are members of The Property
Ombudsman





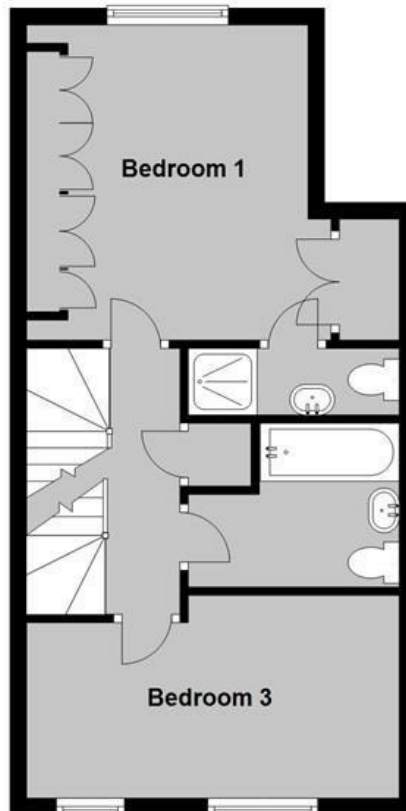
Ground Floor

Approx. 51.4 sq. metres (553.5 sq. feet)



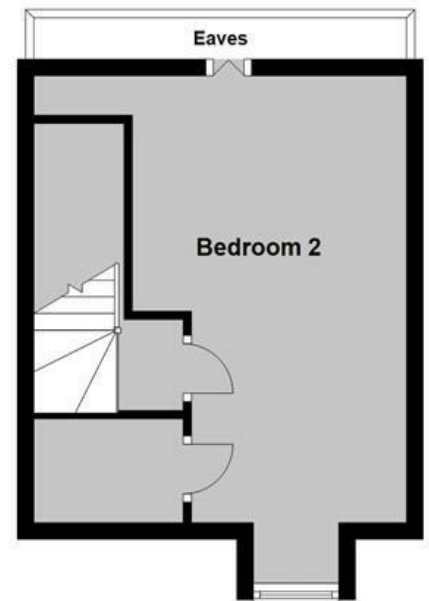
First Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



Second Floor

Approx. 25.1 sq. metres (269.9 sq. feet)



Total area: approx. 116.0 sq. metres (1248.4 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: **1** These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. **2** Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. **3** All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. **4** No statement in these particulars is to be relied upon as a statement or representation of fact. **5** Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. **6** Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. **7** Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. **8** No assumption should be made in respect of parts of the property not shown in photographs. **9** Any areas, measurements or distances are only approximate. **10** Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. **11** Amounts quoted are exclusive of VAT if applicable. **12** Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. **13** Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. **14** Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Current Rating	Potential Rating
E	B
15	34
Environmental Impact (CO ₂) Rating Current Rating: E (15) Potential Rating: B (34)	
England & Wales EPC Rating: E (15) Potential Rating: B (34)	