



Tankerton, Whitstable

£385,000 Leasehold

...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

Flat 1, Beacon Heights, 7 Marine Parade, Tankerton, Whitstable, Kent, CT5 2BL

In an elevated sea facing location on the crest of Marine Parade, this purpose built ground floor apartment commands far reaching panoramic views of the sea. This desirable development is enviably positioned close to shops and amenities on Tankerton Road, Whitstable town centre and Whitstable mainline station which is one mile distant.

The apartment provides generously proportioned accommodation comprising an entrance hall, sitting/dining room opening with views of the sea, a kitchen, two double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

The apartment benefits from communal gardens and one allocated parking space, located to the rear of the building.

No onward chain.



Location

Marine Parade is amongst Tankerton's most sought after locations and is conveniently situated in an elevated position at the top of Tankerton Slopes, commanding views over the bay and beyond. It is just a short stroll from the popular Tankerton Road, with its range of shops, restaurants and other local amenities. Whitstable town is less than 1 mile distant and the bustling High Street provides a wide range of shopping facilities as well as fashionable restaurants and recreational amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

• Sitting/Dining Room

18'5" x 16'1" (5.61m x 4.90m)
at maximum points.

• Kitchen

16'0" x 6'9" (4.88m x 2.05m)
at maximum points.

• Bedroom 1

13'3" x 6'7" (4.04m x 2.01m)
at maximum points.

• En-Suite Shower Room

9'2" x 4'7" (2.79m x 1.40m)
at maximum points.

• Bedroom 2

9'6" x 9'2" (2.90m x 2.79m)
at maximum points.



Bathroom
8'7" x 5'6" (2.62m x 1.68m)
at maximum points.

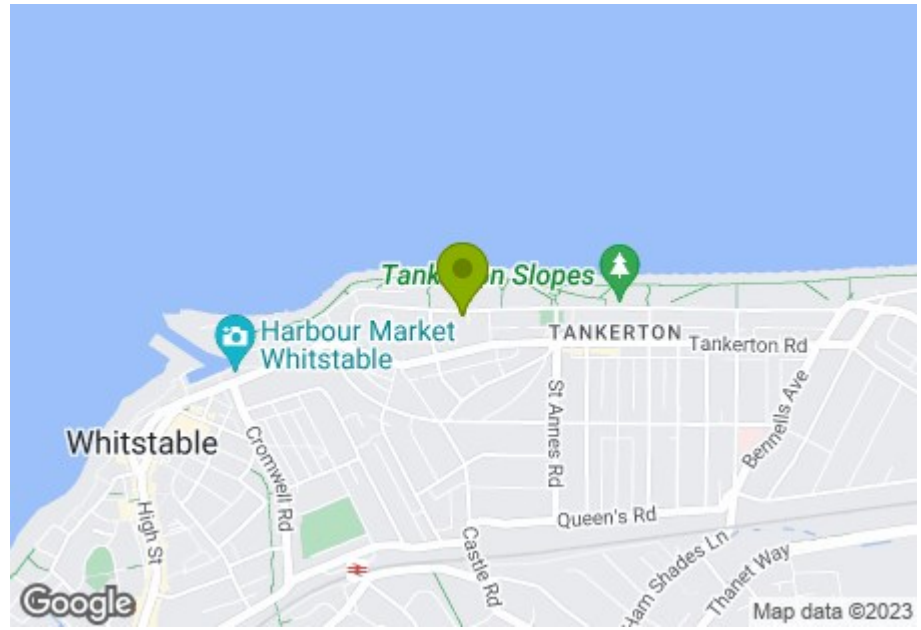
OUTSIDE

- Parking
- Bike Store

Lease
We understand that the property is being sold with the remainder of a 125 year lease created in June 2004 (subject to confirmation from vendors solicitors).

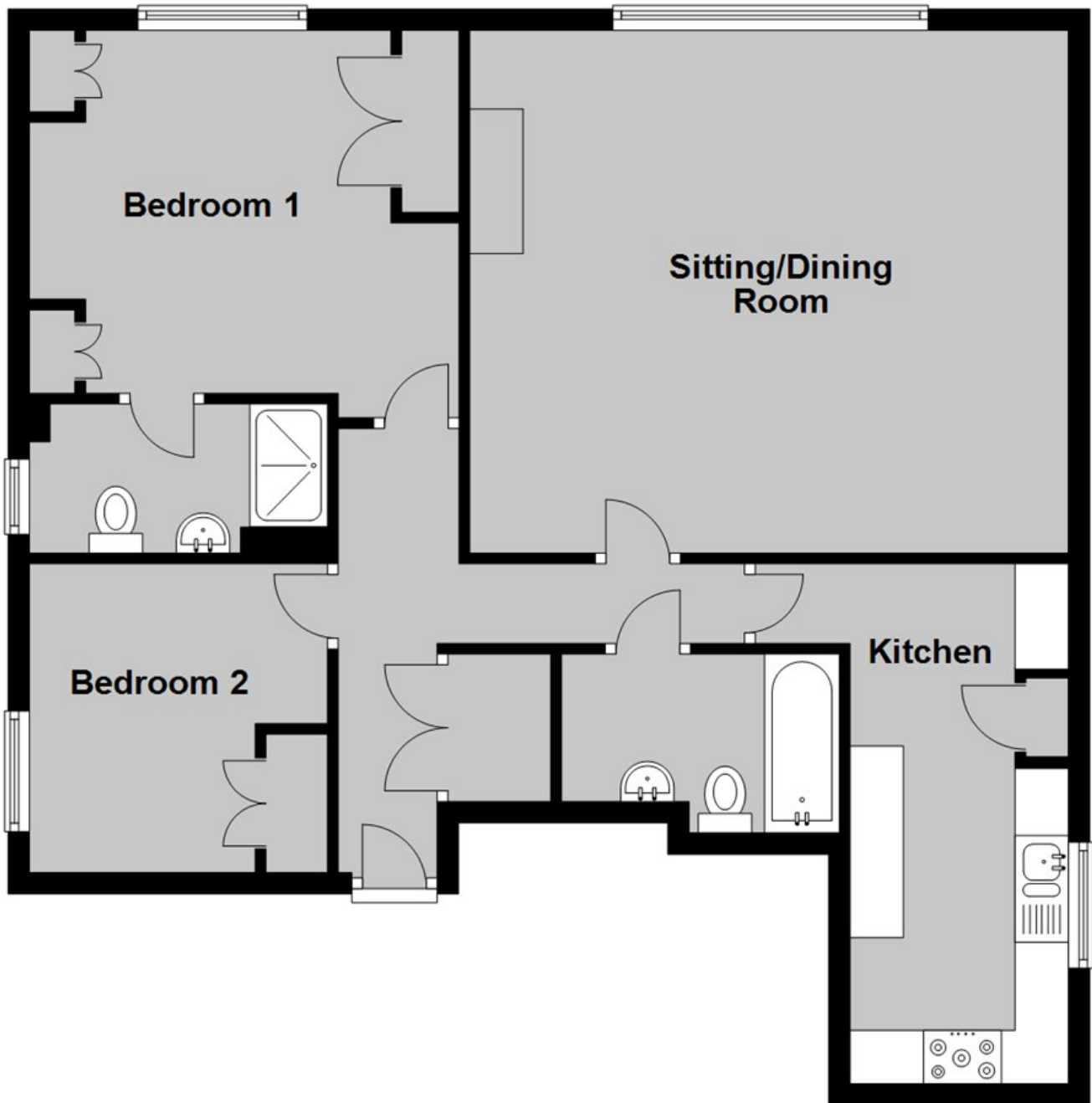
Ground Rent
The ground rent payable for 2022 is £250 (subject to confirmation from the vendors solicitors).

Service/Maintenance Charge
The annual service charge for 2022 is £1,550 (subject to confirmation from the vendors solicitors).



Ground Floor

Approx. 78.5 sq. metres (844.5 sq. feet)



Total area: approx. 78.5 sq. metres (844.5 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £1,997.91

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 Performance	Current Rating	Current Score	Current Band	Current kWh/m ² /year	Current CO ₂ /m ² /year
Very Good	A	92-100	A	< 30	< 3
Good	B	81-91	B	31-45	3-5
Decent	C	69-80	C	46-65	6-10
Needs improvement	D	55-68	D	66-85	11-15
Needs improvement	E	39-54	E	86-115	16-22
Needs improvement	F	29-38	F	116-150	23-29
Needs improvement	G	1-28	G	> 150	> 29

England & Wales