CHRISTOPHER HODGSON

Tankerton, Whitstable

£240,000 Leasehold

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

Apartment 3, 132 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AN

A stylish, modern second-floor apartment conveniently positioned moments away from the shops and amenities on Tankerton Road, a short and leisurely stroll from Tankerton Slopes and seafront and less than a mile from Whitstable mainline station.

This spacious apartment has been finished to a high specification and provides contemporary open-plan living accommodation comprising a generous living room incorporating a smartly fitted kitchen with integrated appliances, two double bedrooms and a stylish bathroom.

No onward chain.

LOCATION
Tankerton Road is a desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable station (approximately 1.2 miles distant) offers fast and frequent services to London (Victoria) approximately 80mins. Whitstable town centre is approximately 1.4 mile distant and provides a good range of shopping facilities as well as fashionable seafood restaurants and recreational amenities. The A299 provides a dual carriage way link to the M2/ A2 giving access to the Channel ports and motorway network. The High Speed Rail Link (Javelin Service) provides frequent services to London St Pancras with a journey time of approximately 73mins.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

TOP FLOOR

• Entrance Hall

• Sitting Room 20'5" x 15'6" (6.24m x 4.73m)

• Kitchen 10'4" x 7'9" (3.17m x 2.38m)

• Bedroom 1 14'7" x12'5" (4.46m x3.81m)

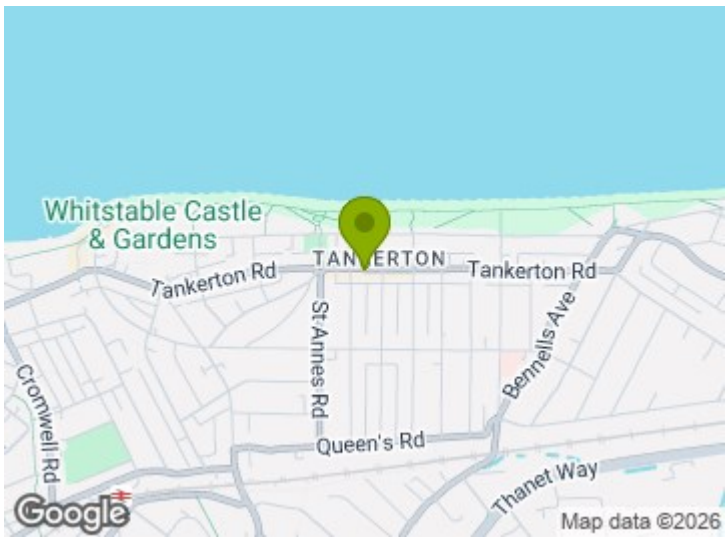
• Bedroom 2 10'9" x 8'10" (3.28m x 2.70m)

• Bathroom 7'5" x 5'7" (2.28m x 1.71m)

LEASE
The property is being sold with the remainder of a 125 year lease granted in 2021 (subject to confirmation from vendor's solicitor).

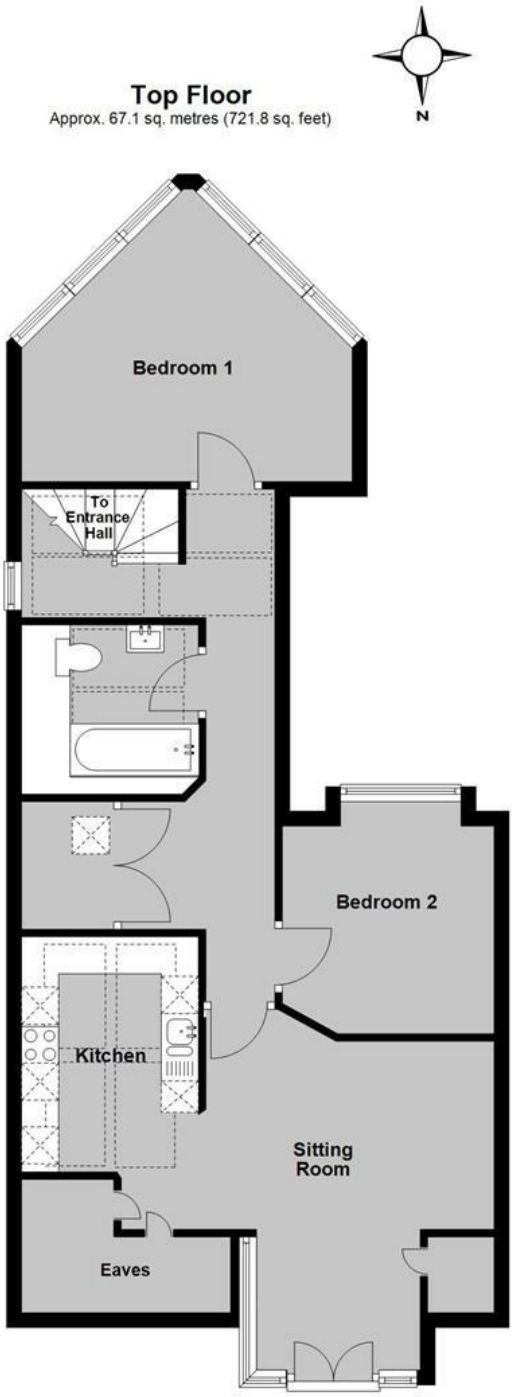
GROUND RENT
We have been advised that the Ground Rent for 2025/2026 will be £100 per annum (subject to confirmation from vendor's solicitor).

BUILDINGS INSURANCE CONTRIBUTION
We have been advised that the Buildings Insurance contribution for 2025/2026 will be £369.61 per annum (subject to confirmation from vendor's solicitor).


Whitstable Castle
& Gardens
TANKERTON
Tankerton Rd
Tankerton Rd
St Annes Rd
Bennells Ave
Cromwell Rd
Queen's Rd
Thanet Way
Google
Map data ©2026

Top Floor

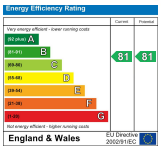
Approx. 67.1 sq. metres (721.8 sq. feet)



Total area: approx. 67.1 sq. metres (721.8 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.

Christopher Hodgson Estate Agents for itself and as for the vendor ot 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 Reasonableendeavours 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 state 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 ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor 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, ornission 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.



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