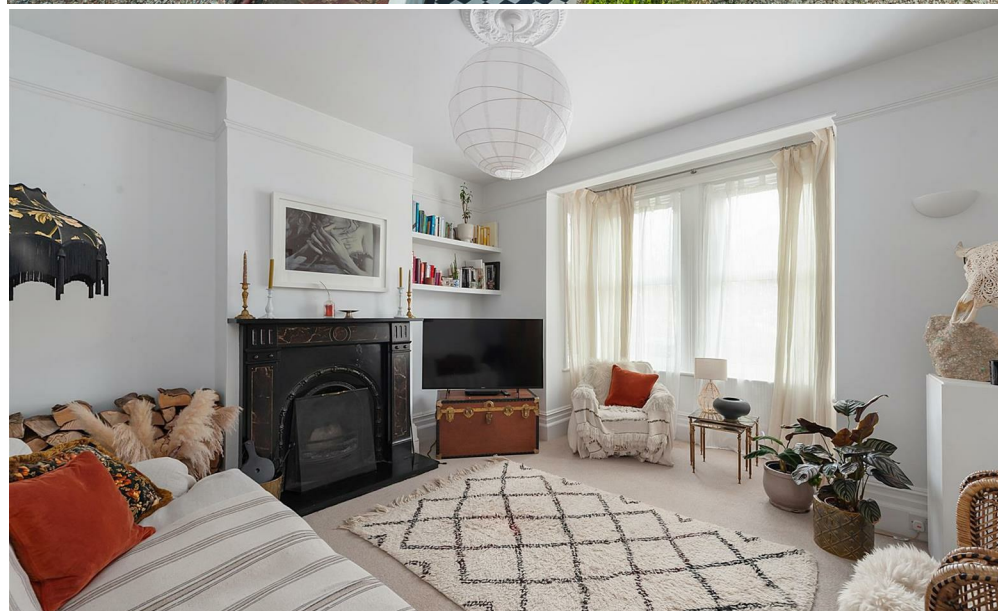


CHRISTOPHER HODGSON



Tankerton, Whitstable
£650,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

8 Northwood Road, Tankerton, Whitstable, Kent, CT5 2ET

A beautifully presented Victorian house in a highly desirable central location, within close proximity of Whitstable Harbour, the seafront (250 metres) and High Street where an array of independent shops and highly regarded restaurants can be found. Whitstable mainline station is within short walking distance (0.5 miles).

The exceptionally spacious and versatile accommodation totals 1417 sq ft (131 sq m) and is arranged on the ground floor to provide a covered entrance porch, an entrance hall, sitting room with open fireplace, a second reception

room and a large open-plan kitchen/breakfast room overlooking the rear garden. To the first floor there are three double bedrooms, a shower room and a separate cloakroom.

The Westerly facing garden is a particularly attractive feature of the property and extends to 54ft (16m), incorporating a summer house, a stone terrace for alfresco dining and an area laid to lawn. The garden also benefits from pedestrian rear access, via Northwood Road.



LOCATION

Northwood Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to the seafront, shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The popular town of Whitstable is approximately 0.5 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements are:

GROUND FLOOR

- Entrance Hall 24'9" x 5'1" (7.54m x 1.55m)

- Sitting Room 12'2" x 13'4" (3.71m x 4.07m)
- Reception Room 12'3" x 10'11" (3.73m x 3.33m)
- Kitchen/Dining Room 24'10" x 10'9" (7.56m x 3.28m)

FIRST FLOOR

- Bedroom 1 17'2" x 12'2" (5.23m x 3.71m)
- Bedroom 2 12'7" x 10'11" (3.84m x 3.33m)
- Bedroom 3 10'9" x 8'10" (3.28m x 2.69m)
- Shower Room 10'6" x 7'2" (3.20m x 2.18m)
- Cloakroom 4'6" x 4'5" (1.37m x 1.35m)

OUTSIDE

- Garden 54' x 18' (16.46m x 5.49m)

VIDEO TOUR

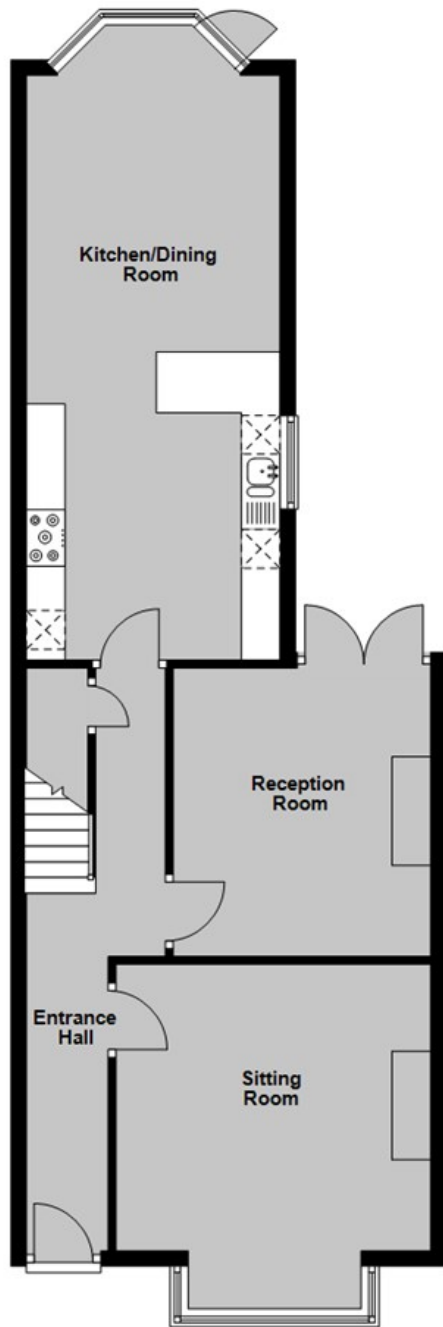
Please view the video tour for this property, and contact us to discuss arranging a viewing.





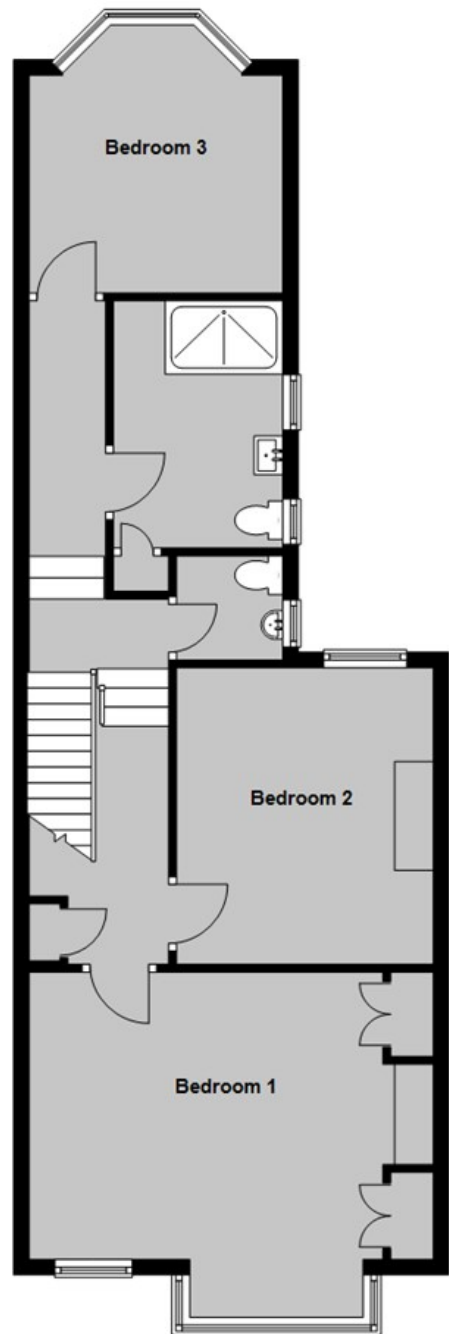
Ground Floor

Approx. 65.7 sq. metres (707.2 sq. feet)



First Floor

Approx. 65.9 sq. metres (709.7 sq. feet)



Total area: approx. 131.6 sq. metres (1416.9 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest properties)	A+		
Energy efficient	A		
Decent	B		
Below average	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Energy efficient (newest properties)		61	74
England & Wales			

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