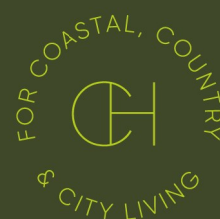


CHRISTOPHER HODGSON



Tankerton, Whitstable
£450,000 Freehold



Tankerton, Whitstable

71 Pier Avenue, Tankerton, Whitstable, Kent, CT5 2HJ

A beautifully presented family home on one of Tankerton's premier roads, ideally positioned less than 500 metres from the seafront and within close proximity of shops and amenities on Tankerton Road. Whitstable town centre and station (1 mile) are easily accessible.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, a sitting room with bay window, a contemporary kitchen open-plan to a dining room, and a bright and spacious living room with doors opening to the garden. The first floor

comprises three bedrooms and a smartly fitted bathroom.

The beautifully landscaped gardens enjoy a Westerly aspect and extend to 56ft (17m), incorporating a raised deck seating area with pergola, greenhouse, and a shed. There is potential to provide vehicle access via a 10ft right of way to the rear of the garden, via Queens Road, and to create off-street parking (subject to all necessary consents and approvals being obtained).



LOCATION

Pier Avenue is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable. The property is within close proximity to Tankerton slopes, seafront, local 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 less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, 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 (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting Room 12'0" x 11'10" (3.67m x 3.61m)
- Kitchen 12'0" x 8'11" (3.66m x 2.71m)

- Dining Room 12'0" x 9'0" (3.66m x 2.75m)

- Living Room 15'8" x 9'0" (4.78m x 2.74m)

FIRST FLOOR

- Bedroom 1 12'4" x 12'0" (3.76m x 3.66m)

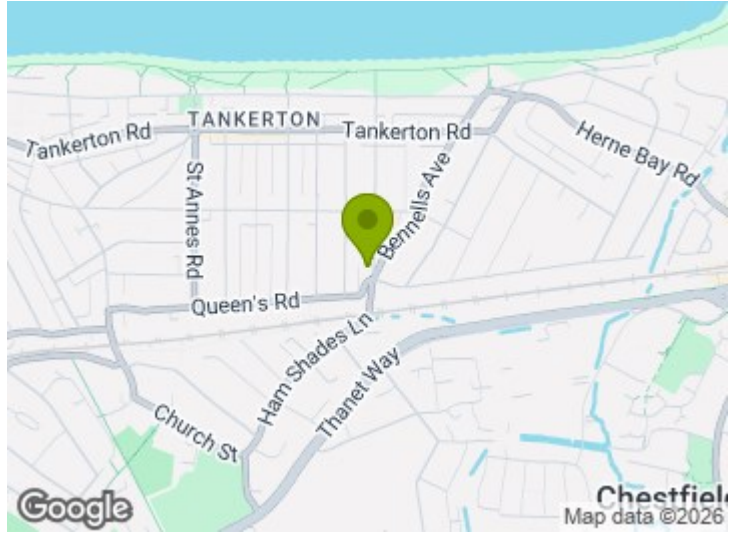
- Bedroom 2 12'0" x 10'3" (3.66m x 3.12m)

- Bedroom 3 8'10" x 7'8" (2.68m x 2.34m)

- Bathroom

OUTSIDE

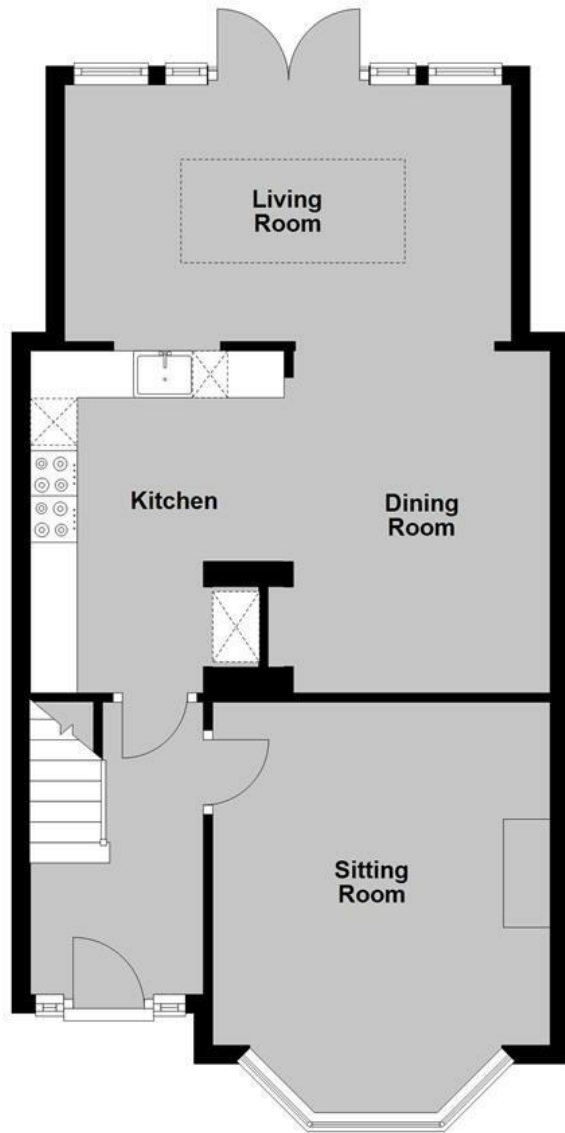
- Garden 56' x 18'4" (17.07m x 5.59m)





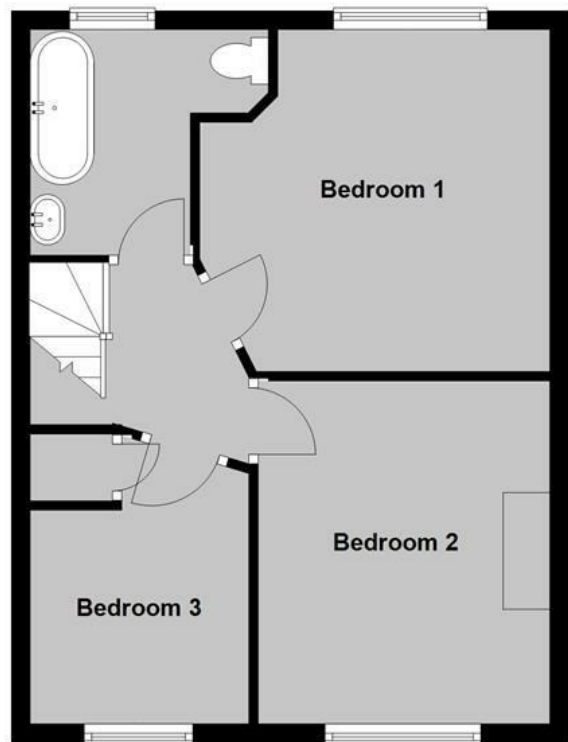
Ground Floor

Approx. 54.4 sq. metres (585.2 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



Total area: approx. 95.7 sq. metres (1029.8 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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	Target
Energy Efficiency	A	73	78
Energy Conservation	B		
Water Efficiency	C		
Water Conservation	D		
Water Conservation	E		
Water Conservation	F		
Water Conservation	G		

England & Wales
EPC Directive
2002/91/EC

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

