

CHRISTOPHER HODGSON



Tankerton, Whitstable
£450,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

66 Wynn Road, Tankerton, Whitstable, Kent, CT5 2JN

A bright and spacious semi-detached bungalow enjoying a much sought-after position in 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 to provide an entrance porch, entrance hall, a sitting room with a bay window, a contemporary kitchen, a conservatory overlooking the garden, two double bedrooms, and a shower room.

The delightful west-facing garden extends to 75ft (22.8m) and benefits from a detached double garage accessed via a 10ft right of way to the rear, from Queens Road (subject to all necessary consents and approvals being obtained). A block paved driveway to the front of the property provides an area of off-street parking.



LOCATION

Wynn Road is in a much sought after residential location in central Tankerton, conveniently positioned for access to local shopping and educational facilities, seafront and bus routes. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with mainline railway stations at Chestfield and Whitstable which offer frequent services to London (Victoria) approximately 80 minutes with high speed links to London (St Pancras) approximately 73 minutes. The popular town of Whitstable is approximately 1.3 miles distant providing a diverse range of shopping facilities as well as fashionable restaurants, recreational and leisure amenities.

ACCOMMODATION

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

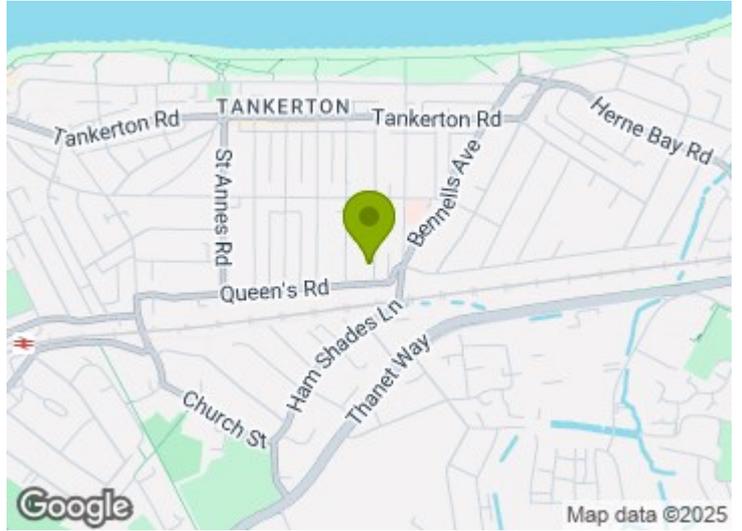
GROUND FLOOR

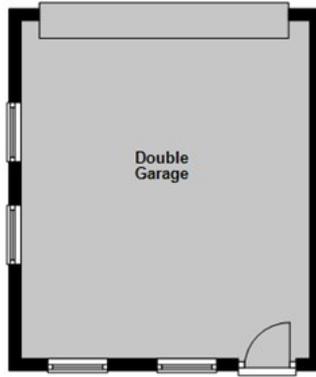
- Entrance Porch
- Entrance Hall
- Sitting Room 14'11" x 11'6" (4.55m x 3.50m)
- Conservatory 12'6" x 11' (3.81m x 3.35m)

- Kitchen 12'6" x 9'5" (3.80m x 2.87m)
- Bedroom 1 13'1" x 10'6" (3.98m x 3.20m)
- Bedroom 2 11'0" x 10'6" (3.36m x 3.20m)
- Shower Room

OUTSIDE

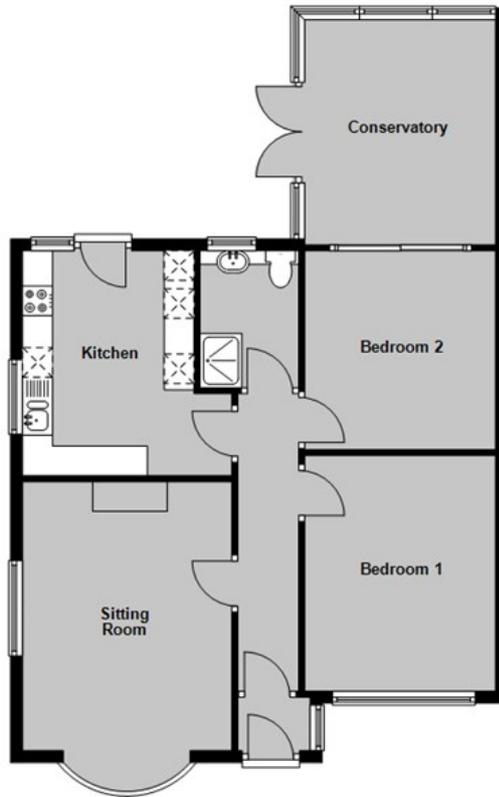
- Garden 75' x 31' (22.86m x 9.45m)
- Double Garage 18'9" x 15'10" (5.72m x 4.83m)





Ground Floor

Main area: approx. 77.1 sq. metres (830.4 sq. feet)
Plus garages, approx. 27.6 sq. metres (297.4 sq. feet)



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

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Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A		
75-99	B		
50-74	C		
25-49	D		
10-24	E		
1-9	F		
0	G		
Minimum energy efficient Green rating scale			
England & Wales		ED	Director
		2023/2024	

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