

CHRISTOPHER HODGSON



Tankerton, Whitstable
£535,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

34 Manor Road, Tankerton, Whitstable, Kent, CT5 2JT

A spacious detached family home in a sought after location within central Tankerton, close to shops and amenities on Tankerton Road, a short stroll to Tankerton Slopes and seafront, and Whitstable mainline station (0.8 miles).

The generously proportioned accommodation would now benefit from a degree of modernisation, and is arranged on the ground floor to provide an entrance hall, sitting room with bay window, kitchen overlooking the garden, a

dining room opening to a conservatory, a study/fourth bedroom, and a cloakroom. To the first floor there are three double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

Outside, the rear garden extends to 48ft (14m) and a block paved driveway provides off road parking for a number of vehicles and access to the attached garage. No onward chain.



LOCATION

Manor Road 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, the 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 14'9" x 11'5" (4.50m x 3.49m)
- Kitchen 11'5" x 10'4" (3.49m x 3.15m)

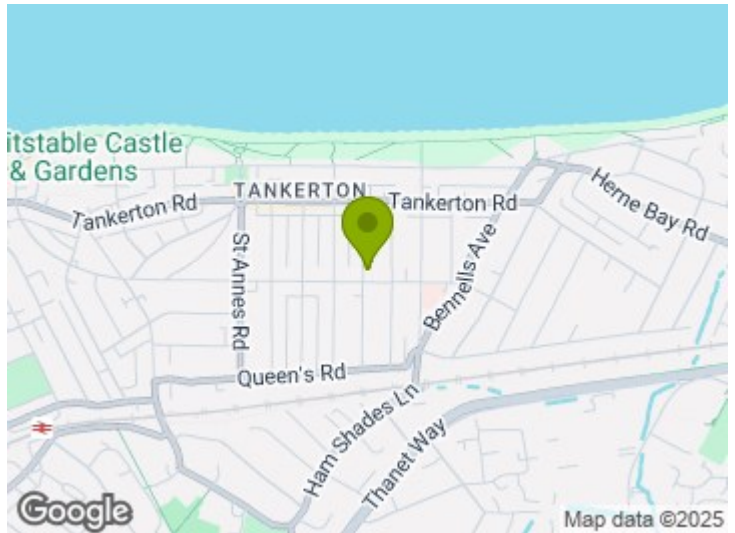
- Dining Room 10'4" x 10'4" (3.16m x 3.14m)
- Conservatory 11'11" x 10'3" (3.63m x 3.12m)
- Study / Bedroom 4 10'4" x 9'3" (3.15m x 2.83m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 10'5" x 11'10" (3.18m x 3.61m)
- En-Suite Shower Room
- Bedroom 2 11'1" x 8'7" (3.37m x 2.61m)
- Bedroom 3 9'0" x 8'6" (2.74m x 2.58m)
- Bathroom

OUTSIDE

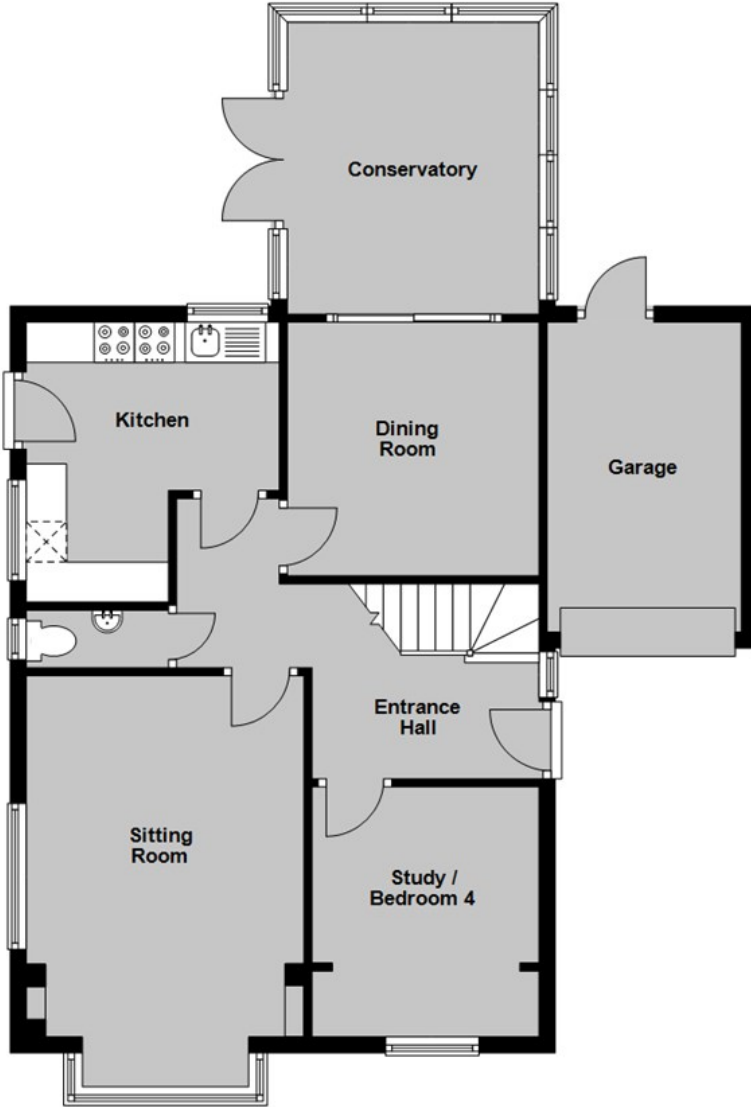
- Garage 12'8" x 7'7" (3.86m x 2.31m)
- Garden 48'5" x 36' (14.76m x 10.97m)





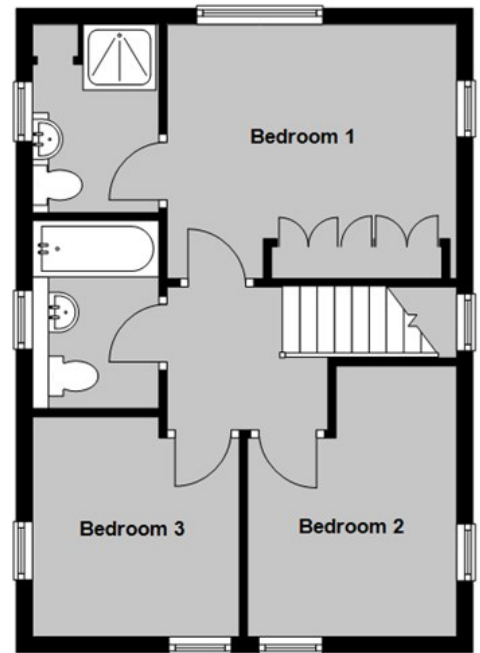
Ground Floor

Main area: approx. 69.5 sq. metres (747.9 sq. feet)
Plus garages, approx. 5.9 sq. metres (63.6 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



Main area: Approx. 109.9 sq. metres (1182.5 sq. feet)

Plus garages, approx. 8.9 sq. metres (95.6 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77.

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Energy Efficiency Rating	
Very energy efficient (lowest carbon footprint)	Current
A	84
B	
C	
D	62
E	
F	
G	
Energy efficient (higher heating costs)	
England & Wales	
EPC Rating	

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