

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)

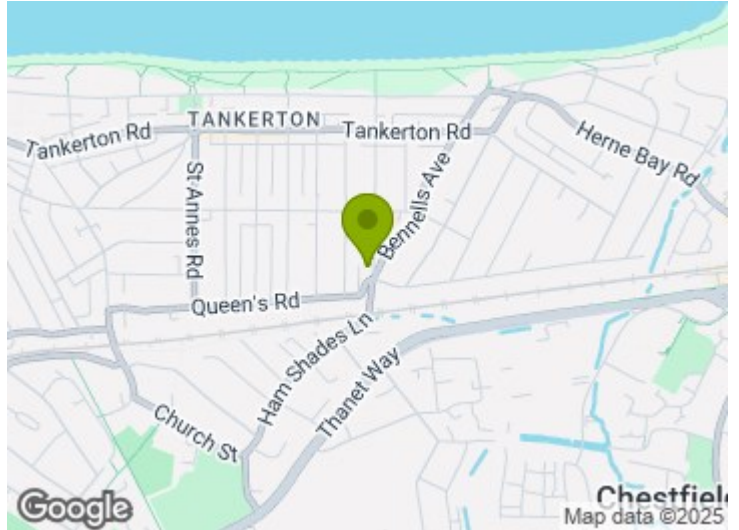
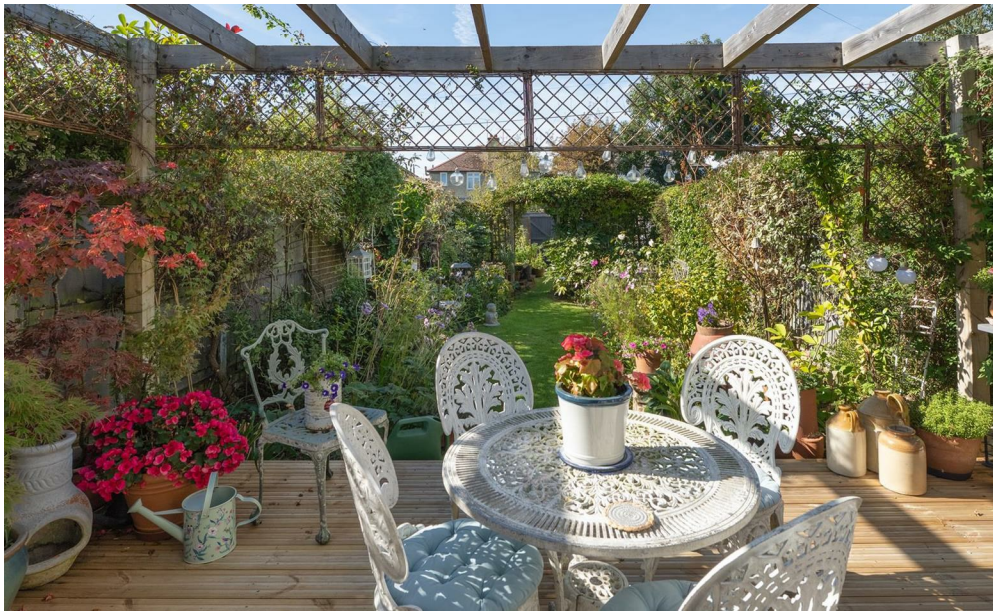
- Living Room 15'8" x 9'0" (4.78m x 2.74m)

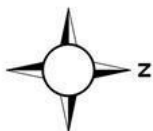
FIRST FLOOR

- 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

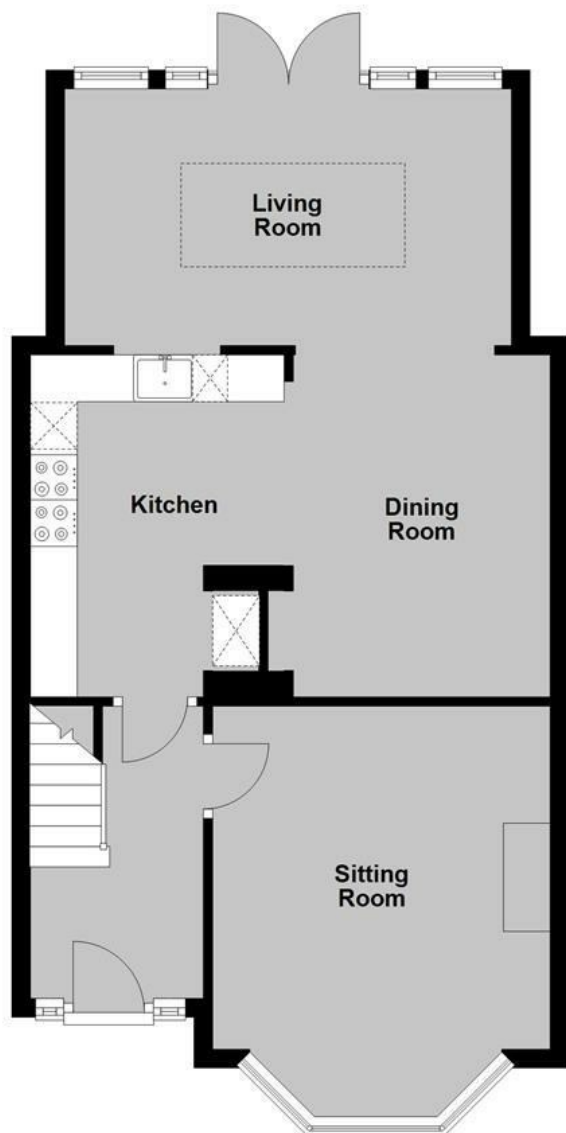
- Garden 56' x 18'4" (17.07m x 5.59m)





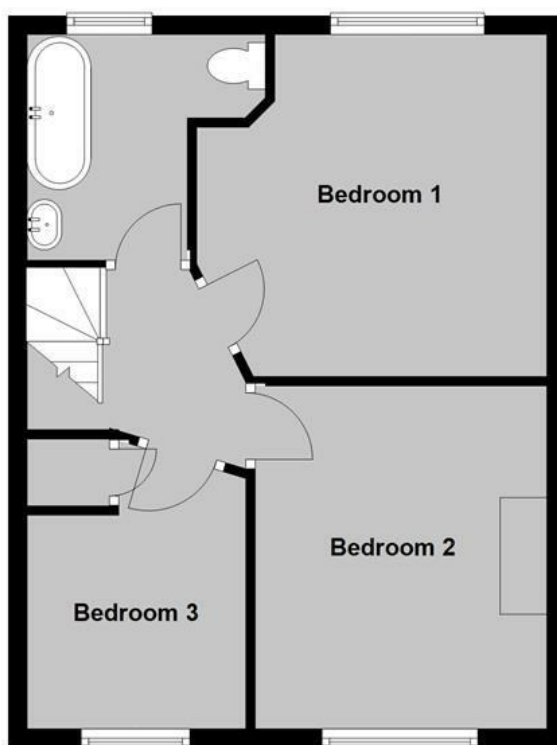
Ground Floor

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
England & Wales			

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