

CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**£485,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Tankerton, Whitstable

*74 St. Swithins Road, Tankerton, Whitstable, Kent, CT5 2HZ*

A spacious detached chalet bungalow in a much sought after central Tankerton location, 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 property would now benefit from a programme of modernisation throughout, and there is considerable scope to extend and remodel the existing accommodation (subject to obtaining all necessary consents and approvals).

The ground floor is currently arranged to provide an entrance hall, a spacious sitting/dining room, a kitchen, study, three bedrooms and a shower room. The principal

bedroom occupies the first floor and benefits from a dressing room and en-suite shower room.

Outside, the rear garden extends to 78ft (23m) and a driveway provides off street parking and access to a detached garage. No onward chain.



## Location

St Swithins Road is situated in a much sought after Tankerton location, conveniently positioned for access to 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 12'2" x 10'4" (3.71m x 3.15m)
- Dining Room 12'0" x 8'10" (3.66m x 2.69m)

- Kitchen 10'10" x 9'11" (3.29m x 3.01m)
- Study 9'11" x 7'11" (3.02m x 2.41m)
- Bedroom 2 12'7" x 9'11" (3.84m x 3.01m)
- Bedroom 3 12'5" x 9'5" (3.78m x 2.87m)
- Bedroom 4 12'2" x 8'8" (3.71m x 2.64m)
- Shower Room 8'5" x 6'7" (2.57m x 2.01m)

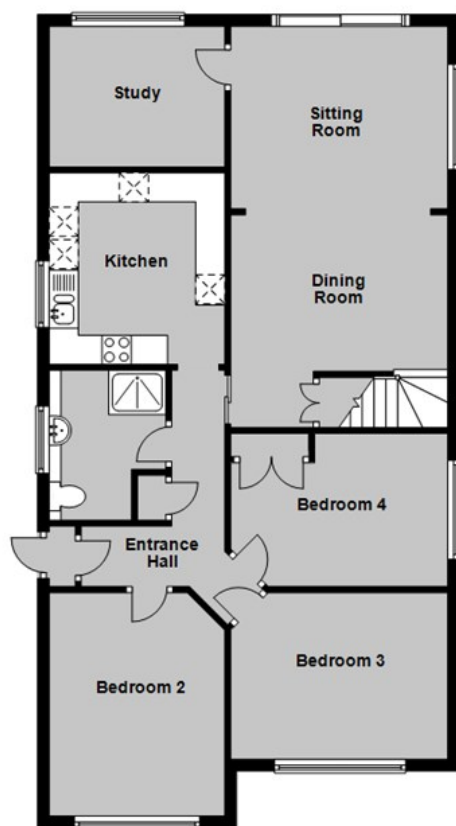
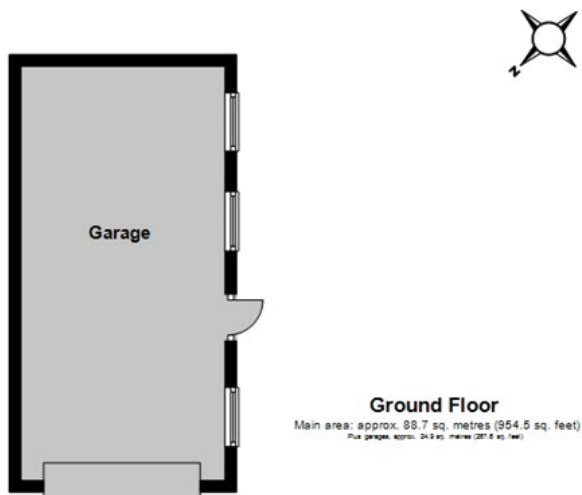
### FIRST FLOOR

- Bedroom 1 12'1" x 10'2" (3.68m x 3.10m)
- Dressing Room 10'2" x 6'7" (3.10m x 2.01m)
- En-Suite Shower Room 5'11" x 2'8" (1.80m x 0.81m)

### OUTSIDE

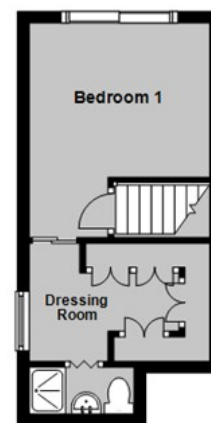
- Detached Garage 23'4" x 11'6" (7.11m x 3.51m)
- Garden 78' x 36' (23.77m x 10.97m)





Main area: Approx. 108.3 sq. metres (1165.6 sq. feet)  
Plus garages: approx. 24.9 sq. metres (267.6 sq. feet)

First Floor  
Approx. 19.6 sq. metres (211.1 sq. feet)



**Council Tax Band D. The amount payable under tax band D for the year 2023/2024 is £2,097.60.**

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<div> <div>Very energy efficient - lower running costs</div> <div>A</div> <div>Very energy efficient - lower running costs</div> <div>B</div> <div>Decent</div> <div>C</div> <div>Needs improvement</div> <div>D</div> <div>Needs improvement</div> <div>E</div> <div>Needs improvement</div> <div>F</div> <div>Needs improvement</div> <div>G</div> <div>Needs improvement</div> </div>	<div> <div>82</div> <div>80</div> </div>
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