



CHRISTOPHER HODGSON



# Tankerton, Whitstable

## 32a Kingsdown Park, Tankerton, Whitstable, Kent, CT5 2DF

Freehold

An exceptional modern house, unique in design and newly built to an exacting standard. This impressive contemporary home is ideally situated in Kingsdown Park, a highly desirable tree lined avenue less than 500 metres from Tankerton slopes and seafront and within close proximity of shops and amenities, bus routes, highly regarded schools, Whitstable High Street and mainline railway station (0.7 of a mile distant).

The light filled, largely open-plan interior is finished to an exceptional standard throughout and has been designed to incorporate both style and function in equal measure.

The accommodation is arranged on the ground floor to provide an entrance hall, a

large open-plan living room with contemporary kitchen and an expanse of sliding glazed doors opening to the garden, two generous bedrooms and a stylish bathroom. To the first floor there are two further bedrooms, including the principal bedroom which features a vaulted ceiling, and an en-suite shower room.

The South Easterly facing rear garden extends to 44ft (13.6m) and incorporates an area of lawn and a composite deck, which is ideal for entertaining. A driveway provides an area of off street parking for a number of vehicles. 10 year warranty provided by Build-Zone. No onward chain.

### LOCATION

Kingsdown Park is ideally positioned for access to local shopping facilities on Tankerton Road, Tankerton slopes, the beach and local bus routes. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops and you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle, offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. Whitstable mainline railway station (0.7 of a mile distant) provides frequent services to London (Victoria) with a journey time of approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 provides a dual carriage way link to the M2/ A2 giving access to the Channel ports and motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall

- Living Room/Kitchen 27'11" x 23'9" (8.51m x 7.24m)
- Bedroom 2 16'4" x 11'11" (4.98m x 3.64m)
- Bedroom 4 / Study 12'5" x 8'3" (3.78m x 2.51m )

#### FIRST FLOOR

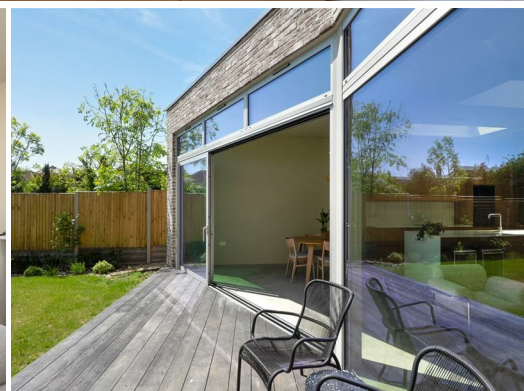
- Bedroom 1 16'2" x 11'10" (4.94m x 3.61m)
- Bedroom 3 10'4" x 10'0" (3.15m x 3.05m )

#### OUTSIDE

- Garden 44'10" x 31' (13.67m x 9.45m)

### WARRANTY

10 Year insurance backed structural warranty provided by Build-Zone.













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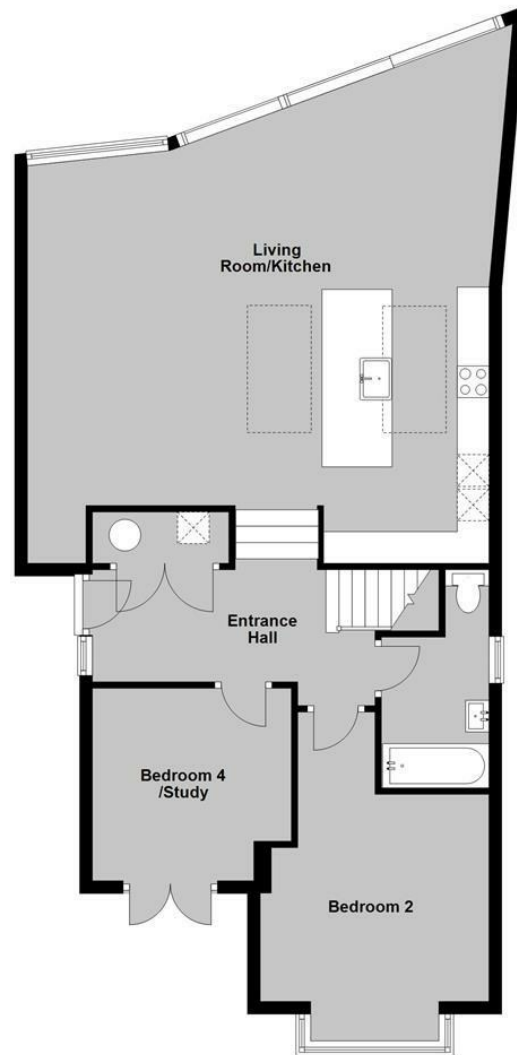
**ENERGY PERFORMANCE CERTIFICATE**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	84
EU Directive 2002/91/EC		
England & Wales		

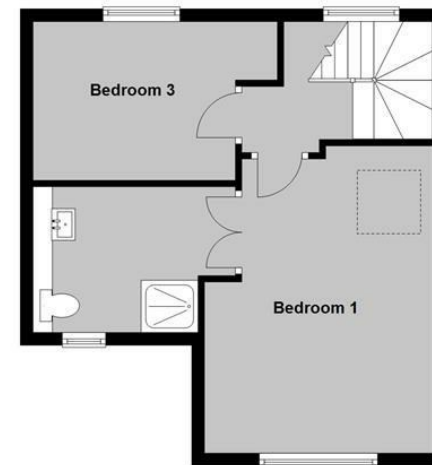
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Ground Floor



First Floor







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