CHRISTOPHER HODGSON









Tankerton, Whitstable

£500,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

68 Manor Road, Tankerton, Whitstable, Kent, CT5 2JR

An extended family home in a sought-after central Tankerton location, conveniently positioned close to the shops and amenities of Tankerton Road, a short stroll from Tankerton Slopes and seafront, and within easy reach of Whitstable mainline railway station (0.8 miles).

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, a living room featuring an open fireplace and angled bay window, a sitting room opening to a contemporary kitchen/dining room, a shower room, and a utility room. To the first floor are three bedrooms and a stylish family bathroom.

The rear garden is predominantly laid to lawn and extends to 66ft (20m). A detached garage is accessed via Queens Road.







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
- Living Room 11'7" x 10'8" (3.52m x 3.25m)
- Sitting Room 11'5" x 10'8" (3.48m x 3.25m)
- Kitchen/Dining Room 16'4" x 12'0" (4.98m x 3.66m)
- Utility Room 6'6" x 4'2" (1.98m x 1.27m)
- Shower Room

FIRST FLOOR

- Bedroom 1 11'7" x 10'8" (3.54m x 3.25m)
- Bedroom 2 11'6" x 10'8" (3.50m x 3.25m)
- Bedroom 3 7'9" x 6'7" (2.35m x 2.00m)
- Bathroom

OUTSIDE

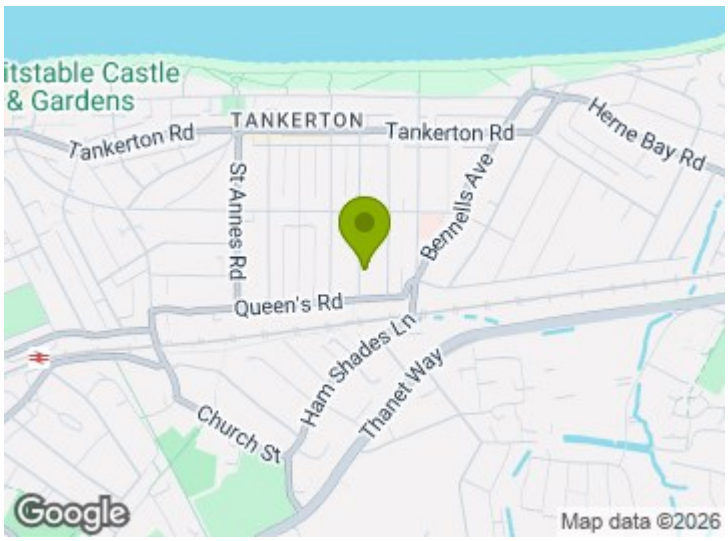
- Garden 66' x 26' (20.12m x 7.92m)
- Garage 17'9" x 13'6" (5.40m x 4.11m)







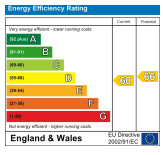



itstable Castle
& Gardens
TANKERTON
Tankerton Rd
Tankerton Rd
Herne Bay Rd
St Annes Rd
Bennells Ave
Queen's Rd
Ham Shades Ln
Thanet Way
Church St
Google
Map data ©2026



Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Folio No. 7673/MS

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK