

CHRISTOPHER HODGSON



Tankerton, Whitstable
£325,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

6 Northwood House, 119 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AN

An exceptionally spacious second floor apartment with far reaching sea views and situated in a prime central location moments from the seafront (250m), shops and amenities, short walk to Whitstable's fashionable town centre with its highly regarded restaurants and independent shops, bus routes and accessible to Whitstable station (0.9 miles).

Situated on the top floor, the light and spacious

accommodation is arranged to provide an entrance hall, generous living room, two double bedrooms, a kitchen and a bathroom. Sea views can be enjoyed from the kitchen and the principal bedroom.

Outside, there is a private rear garden extending to 43ft (13 m) and a detached garage, which is accessed via Graystone Road. No onward chain.



LOCATION

Tankerton Road is a much sought after road, conveniently positioned for access to both Whitstable and Tankerton, local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre 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 which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

ACCOMMODATION

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

SECOND FLOOR

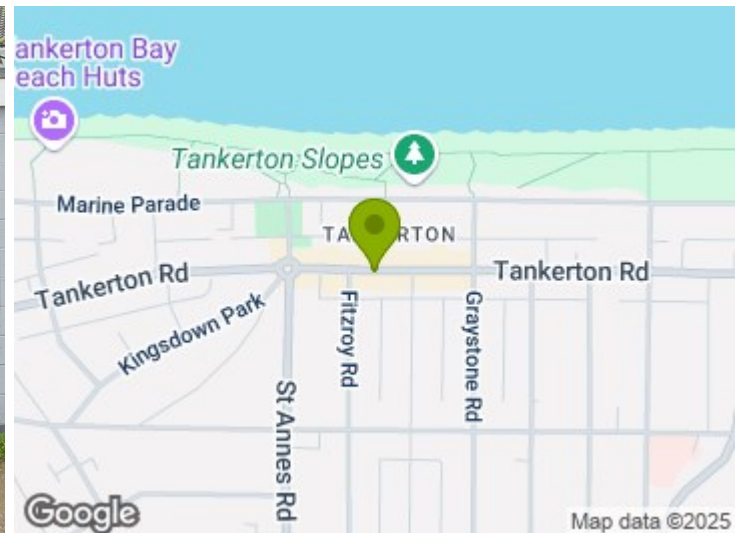
- Entrance Hall
- Kitchen 10'7" x 10'0" (3.23m x 3.06m)
- Sitting Room 16'2" x 14'5" (4.94m x 4.41m)
- Bedroom 1 16'0" x 10'0" (4.90m x 3.05m)
- Bedroom 2 15'0" x 10'2" (4.58m x 3.10m)
- Bathroom

OUTSIDE

- Garden 43' x 14' (13.11m x 4.27m)
- Single Garage 17'10" x 8'1" (5.45m x 2.48m)

LEASE

The property is being sold with the remainder of a 125 year lease from 1st January 2019 (subject to confirmation from vendor's solicitor).



GROUND RENT
£50.00 per annum (subject to confirmation from vendor's solicitor).

SERVICE CHARGE
£2,146.15 per annum including buildings insurance (subject to confirmation from vendor's solicitor).

Second Floor
Approx. 88.5 sq. metres (952.3 sq. feet)



Total area: approx. 88.5 sq. metres (952.3 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy efficiency needs to be improved - higher running costs	E		
Low energy efficiency - very high running costs	F		
Very low energy efficiency - extremely high running costs	G		
Energy Efficiency Rating		65	77
England & Wales			
EPC Rating			

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