

CHRISTOPHER HODGSON



**Tankerton, Whitstable**

**£215,000** Leasehold - Share of Freehold



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# Tankerton, Whitstable

## *159C Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AP*

A bright and spacious ground-floor garden flat in the heart of central Tankerton, within close proximity of shops, bus routes, Tankerton Slopes and seafront, and within walking distance of Whitstable station (1 mile).

The generously proportioned and smartly presented accommodation is arranged to provide a private entrance with an entrance porch, a living room, a kitchen, a double bedroom, and a well-appointed bathroom.

Outside, there is a private rear garden extending to 59ft (18 m) and a detached garage, which is accessed via Graystone Road.

The property is being sold with the remainder of a 999-year lease and a share of the freehold. No onward chain.



### LOCATION

Tankerton Road is a much sought after road in central Tankerton, conveniently positioned for access to shops on Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, 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 approximately 0.9 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and 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

- Living Room 18'8" x 12'5" (5.70m x 3.78m)
- Kitchen 12'2" x 7'4" (3.71m x 2.24m )
- Bedroom 11'11" x 8'11" (3.63m x 2.72m)

- Bathroom

### OUTSIDE

- Garden 59' x 13' (17.98m x 3.96m)
- Garage 17'4" x 8'8" (5.28m x 2.64m)

### LEASE

The property is being sold with the remainder of a 999 year lease from 29th September 1986 (subject to confirmation from vendor's solicitor).

### SHARE OF FREEHOLD

The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).

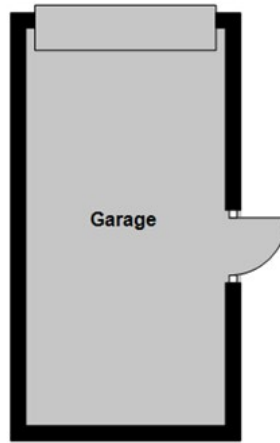
### SERVICE CHARGE

We have been advised that the Service Charge for the year 2025/2026 will be £50 per month (subject to confirmation from vendor's solicitor).

### GROUND RENT

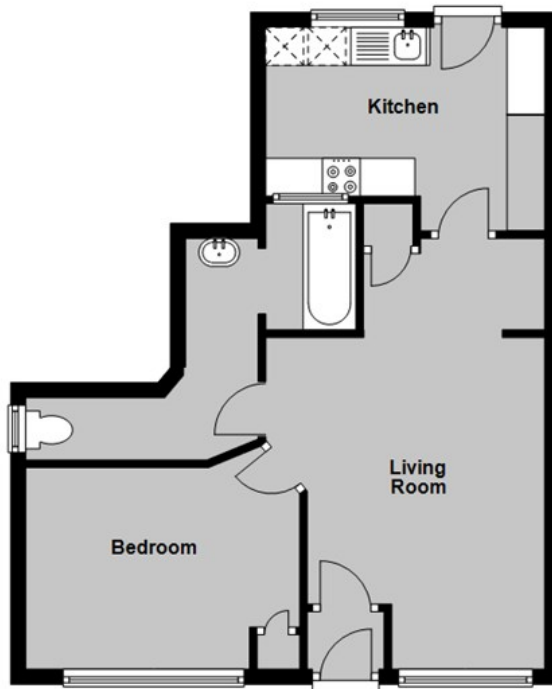
NIL (subject to confirmation from vendor's solicitor).





### Ground Floor

Main area: approx. 45.3 sq. metres (487.5 sq. feet)  
Plus garages, approx. 14.0 sq. metres (150.7 sq. feet)



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**Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.**

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Energy Efficiency Rating		Current	Target
100 Energy efficient (green shading zone)	A		
75-100 Energy efficient (light green shading zone)	B	75	76
50-75 Energy efficient (yellow shading zone)	C		
25-50 Energy efficient (orange shading zone)	D		
10-25 Energy efficient (red shading zone)	E		
1-10 Energy efficient (dark red shading zone)	F		
0-10 Energy efficient (darkest red shading zone)	G		

England & Wales  
EPC Directive  
2002/91/EC

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