

CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**£535,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



---

# Tankerton, Whitstable

*20 Southwood Road, Tankerton, Whitstable, Kent, CT5 2PN*

An exceptionally spacious detached bungalow ideally situated in a highly desirable location less than 500 metres from Tankerton slopes and seafront, and within close proximity of shops, cafés, restaurants, bus routes, and Whitstable station (1.1 miles).

The beautifully presented and comfortably proportioned accommodation is arranged to provide an entrance porch, entrance hall, a sitting room, a conservatory, a

contemporary kitchen/dining room overlooking the garden, three bedrooms, a shower room, and a cloakroom.

The South Westerly facing garden is a particularly attractive feature of the property and extends to 58ft (17.6m). An attached single garage and driveway provide off-street parking for a number of vehicles.



## LOCATION

Southwood Road is situated in a much sought after location, conveniently positioned for access to shops and amenities on Tankerton Road and is within close proximity to Tankerton slopes and seafront, bus routes, schools and mainline railway stations offering frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. 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:

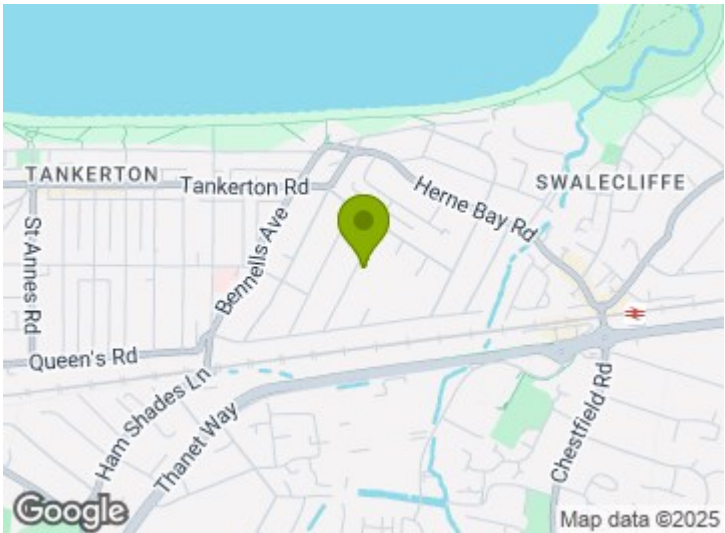
### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Kitchen/Dining Room 15'4" x 13'10" (4.67m x 4.21m)
- Sitting Room 17'0" x 13'4" (5.18m x 4.06m )

- Conservatory 14'9" x 7'5" (4.50m x 2.26m)
- Bedroom 1 14'0" x 13'6" (4.27m x 4.11m )
- Bedroom 2 12'9" x 11'5" (3.89m x 3.47m)
- Bedroom 3 8'3" x 8'1" (2.51m x 2.47m)
- Shower Room
- Cloakroom

### OUTSIDE

- Garden 58' x 45' (17.68m x 13.72m)
- Garage 17'5" x 8'5" (5.31m x 2.57m)





## Ground Floor

Main area: approx. 109.0 sq. metres (1172.8 sq. feet)  
Plus garages, approx. 13.5 sq. metres (144.9 sq. feet)



Main area: Approx. 109.0 sq. metres (1172.8 sq. feet)  
Plus garages, approx. 13.5 sq. metres (144.9 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.**

Christopher Hodgson Estate Agents for itself and as for the vendor or 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 Reasonable endeavours 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 Estate 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 of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor 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, omission 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient (low energy passive)	A+		
Very energy efficient	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Needs improvement	E		
Needs improvement	F		
Needs improvement	G		
Very energy inefficient (high heating costs)			
England & Wales		Current	Potential
		64	71

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

