



## Tankerton, Whitstable

**£385,000** Freehold

...for Coastal, Country & City living.



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# Tankerton, Whitstable

14 Kemp Road, Tankerton, Whitstable, Kent, CT5 2PZ

A detached bungalow in a desirable Tankerton location less than half a mile from Tankerton slopes and the seafront, shops, schools, bus routes, Jojo's restaurant and Chestfield and Swalecliffe station (0.4 miles).

The generously proportioned accommodation is arranged to provide an entrance porch, entrance hall, sitting room, kitchen, conservatory to the rear, two double bedrooms (one bedroom currently furnished as a dining room), shower room and cloakroom. The property would now benefit from modernisation, and there is considerable scope to extend and remodel (subject to all necessary consents and approvals being obtained).

The East facing rear garden extends to 68ft (20m). A driveway to the side of the property provides off road parking for a number of vehicles leading to a detached garage. No Onward Chain



## Location

Kemp Road is situated in a much sought after location, conveniently positioned for access to Tankerton. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Chestfield and Swalecliffe station (0.4 miles distant) and Whitstable station (1.4 miles distant) offer frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The popular town of Whitstable is than 1.8 miles 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 are:

- Entrance Port

- Entrance Hall

- Sitting Room

15'3" x 12'0" (4.64m x 3.67m)  
at maximum points.

- Kitchen

9'9" x 7'9" (2.97m x 2.36m)  
at maximum points.

- Bedroom 1

14'1" x 10'1" (4.28m x 3.07m)  
at maximum points.

- Bedroom 2

9'5" x 13'3" (2.87m x 4.03m)  
at maximum points.



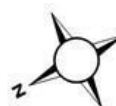
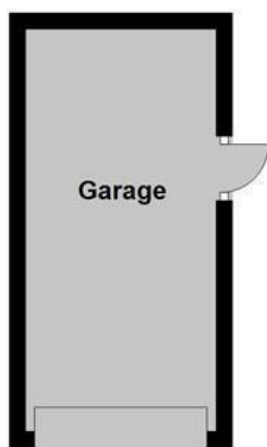


- **Shower Room**  
6'3" x 5'6" (1.92m x 1.68m)  
at maximum points.
- **Cloakroom**  
5'6" x 27'6" (1.68m x 08.4m)  
at maximum points.
- **Conservatory**  
10'4" x 8'0" (3.15m x 2.45m)  
at maximum points.

- **Garage**  
16'0" x 8'0" (4.88m x 2.44m)  
at maximum points.
- **Garden**  
68" x 31" (20.73m x 9.45m)  
at maximum points.

**Video Tour Available**  
Please view the video tour for this property, and contact us to discuss arranging a physical viewing.





### Ground Floor

Approx. 72.7 sq. metres (782.7 sq. feet)



Total area: approx. 72.7 sq. metres (782.7 sq. feet)

**Council Tax Band D.** The amount payable under tax band D for the year 2021/2022 is £1,938.95.

**Viewing: STRICTLY BY APPOINTMENT WITH AGENTS .t: 01227 266441**

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