



Tankerton, Whitstable

Guide Price £550,000 Freehold

...for Coastal, Country & City living.



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Tankerton, Whitstable

197 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AT

A spacious and smartly presented detached bungalow, occupying a generous corner plot within central Tankerton and conveniently positioned within close proximity to shops and amenities on Tankerton Road, moments from Tankerton Slopes and seafront and a pleasant stroll along the beach to Whitstable town centre. Whitstable mainline station is approximately one mile distant.

The property enjoys a frontage to Tankerton Road of 58ft (17m) and a return frontage to Pier Avenue of 64ft (19m). There is considerable scope to extend and remodel the existing building (subject to all necessary consents and approvals being obtained).

The generously proportioned accommodation is arranged to provide an entrance hall, sitting room, dining room, kitchen, bathroom, and two double bedrooms.

The property benefits from a large detached garage and driveway which provides parking for a number of vehicles. There are well kept gardens to the front and side of the bungalow, and a courtyard garden to the rear which is designed for ease of maintenance. No onward chain.



Location

Tankerton Road is a desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local shops, Tankerton slopes and seafront, bus routes and other amenities. Whitstable mainline railway station offers frequent services to London (Victoria) approximately 80mins and London (Cannon Street) approximately 88 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. Whitstable is less than 1 mile distant and provides a range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars, well regarded restaurants and working harbour for which the town has become renowned. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

Accommodation

The accommodation and approximate measurements are:

• Entrance Hall

• **Sitting Room**
13'11" x 11'10" (4.24m x 3.61m)
at maximum points.

• **Dining Room**
10'0" x 10'11" (3.06m x 3.32m)
at maximum points.

• **Kitchen**
10'9" x 9'11" (3.28m x 3.03m)
at maximum points.



- **Bedroom 1**
11'10" x 10'11" (3.61m x 3.32m)
at maximum points.
- **Bedroom 2**
15'5" x 7'4" (4.70m x 2.24m)
- **Bathroom**
7'8" x 7'2" (2.34 x 2.19)
at maximum points.
- **Driveway**
- **Garage**
20'3" x 14'7" (6.19 x 4.45)
at maximum points.
- **Courtyard Garden**

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



Ground Floor

Main area: approx. 71.1 sq. metres (765.5 sq. feet)
 Plus garages, approx. 27.5 sq. metres (296.4 sq. feet)



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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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Energy efficiency rating

Energy source	CO ₂ emissions (g/kWh)	Color	Relative Rating
Electricity (off-peak, from sustainable sources)	~10	Green	A
Gas (off-peak)	~25	Light Green	B
Electricity (peak)	~45	Yellow	C
Oil (off-peak)	~65	Orange	D
Coal (off-peak)	~85	Red-Orange	E
Coal (peak)	~105	Red	F

For energy efficient, higher ratings are better. For electricity, off-peak is better than peak.

England & Wales

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Gas (off-peak)	~25	Light Green	B
Electricity (peak)	~45	Yellow	C
Oil (off-peak)	~65	Orange	D
Coal (off-peak)	~85	Red-Orange	E
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