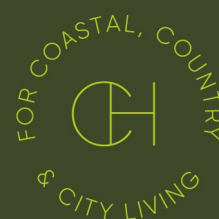


CHRISTOPHER HODGSON



Tankerton, Whitstable
£575,000 Freehold



Tankerton, Whitstable

68 Northwood Road, Tankerton, Whitstable, Kent, CT5 2EX

A substantial detached bungalow occupying a generous corner plot, in a highly desirable central location within close proximity of Tankerton Slopes and seafront, shops and amenities on Tankerton Road, and a short walk to Whitstable station (0.6 miles).

The property would now benefit from a programme of modernisation throughout and there is considerable scope for further extension and remodelling (subject to all necessary consents and approvals being obtained).

The exceptionally spacious accommodation extends to 1170 sq ft (108 sq m) and is arranged to comprise an entrance hall, generous living room, conservatory, kitchen,

two double bedrooms, a dressing room which could be used as a single bedroom or study, a bathroom and a cloakroom.

Outside, the secluded rear garden enjoys a Southerly aspect, and a brick paved driveway provides off street parking for a number of vehicles. A hardstanding to the side of the property, accessed via Baliol Road, provides additional parking and access to a carport. No onward chain.



LOCATION

Northwood Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to 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 0.5 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

- Entrance Hall 20'8" x 5'3" (6.30m x 1.60m)

- Living Room 20'1" x 14'4" (6.12m x 4.37m)
- Kitchen 11'3" x 10'4" (3.43m x 3.15m)
- Conservatory 21'2" x 9'6" (6.45m x 2.90m)
- Cloakroom 7'8" x 6'2" (2.34m x 1.88m)
- Bedroom 1 12'5" x 11'10" (3.78m x 3.61m)
- Bedroom 2 12' x 10'9" (3.66m x 3.28m)
- Dressing Room 8'4" x 7'10" (2.54m x 2.39m)
- Bathroom 7'8" x 6'2" (2.34m x 1.88m)

OUTSIDE

- Garden 36' x 20' (10.97m x 6.10m)
- Car Port 16'5" x 8'6" (5.00m x 2.59m)





Ground Floor

Approx. 108.7 sq. metres (1170.0 sq. feet)



Total area: approx. 108.7 sq. metres (1170.0 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2023/2024 is £2,097.60.

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Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

England & Wales

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