Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

TankertonWhitstable

£650,000 Freehold

...for Coastal, Country & City living.

• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . **www.christopherhodgson.co.uk**

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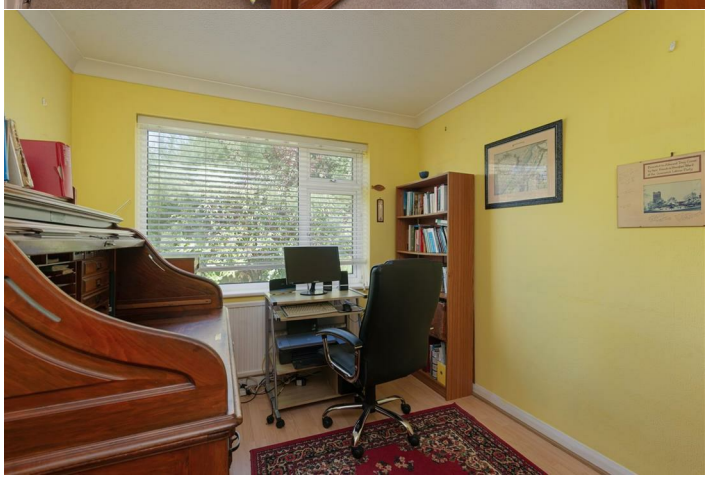
Tankerton, Whitstable

4 South Lodge Close, Tankerton, Whitstable, Kent, CT5 2AD

This exceptionally spacious detached bungalow is ideally situated in a highly favoured, peaceful location within central Tankerton and accessible to the seafront, shops and amenities, bus routes and Whitstable mainline railway station (approximately 0.5 mile distant).

The generously proportioned and smartly presented accommodation totals 1435 sq ft (133 sq m) and comprises an entrance porch, entrance hall, sitting room, dining room, kitchen/breakfast room, conservatory, three bedrooms, a shower room and a separate cloakroom.

To the rear of the property there is a spacious and secluded garden, and a driveway provides off street parking for a number of vehicles and access to the attached garage. No onward chain.



Location
South Lodge Close 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. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway station is 0.4 miles distant, with high speed Javelin services to London (St Pancras) with a journey time of approximately 73 minutes. The service to London (Victoria) is approximately 80 minutes. Central Whitstable is approximately 0.8 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 are:

- **Entrance Porch**
- **Entrance Hall**
  25'11" x 4'0" (7.92m x 1.24m)
  at maximum points
- **Sitting Room**
  16'6" x 12'0" (5.02m x 3.65m)
  at maximum points
- **Breakfast Room**
  13'11" x 10'0" (4.26m x 3.06m)
  at maximum points
- **Conservatory**
  12'7" x 10'5" (3.85m x 3.20m)
  at maximum points
- **Dining Room**
  12'1" x 12'0" (3.70m x 3.67m)
  at maximum points

- **Bedroom 1**
12'1" x 11'8" (3.69m x 3.55m)
at maximum points

- **Bedroom 2**
12'0" x 10'1" (3.67m x 3.07m)
at maximum points

- **Bedroom 3**
10'11" x 8'11" (3.32m x 2.73m)
at maximum points

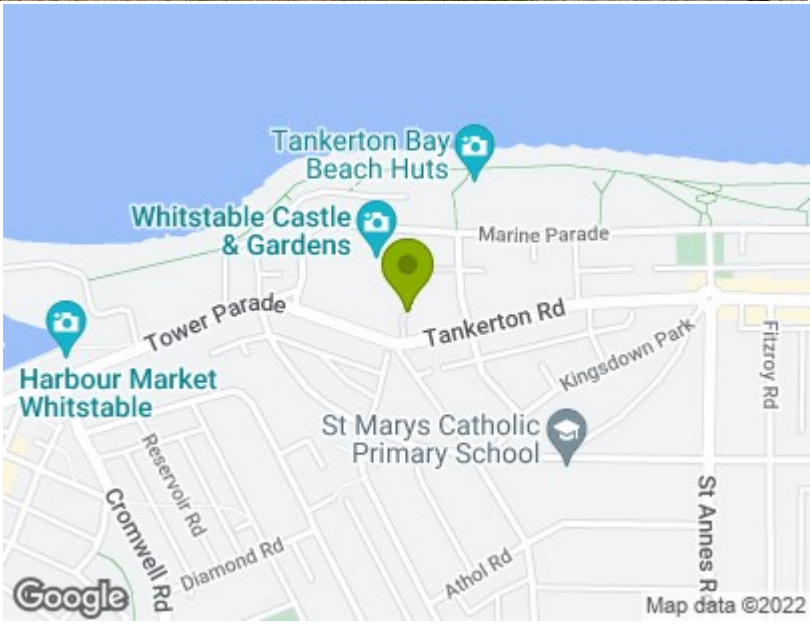
- **Shower Room**
7'4" x 5'6" (2.24m x 1.68m)
at maximum points

- **Cloakroom**
5'1" x 3'11" (1.56m x 1.20m)
at maximum points

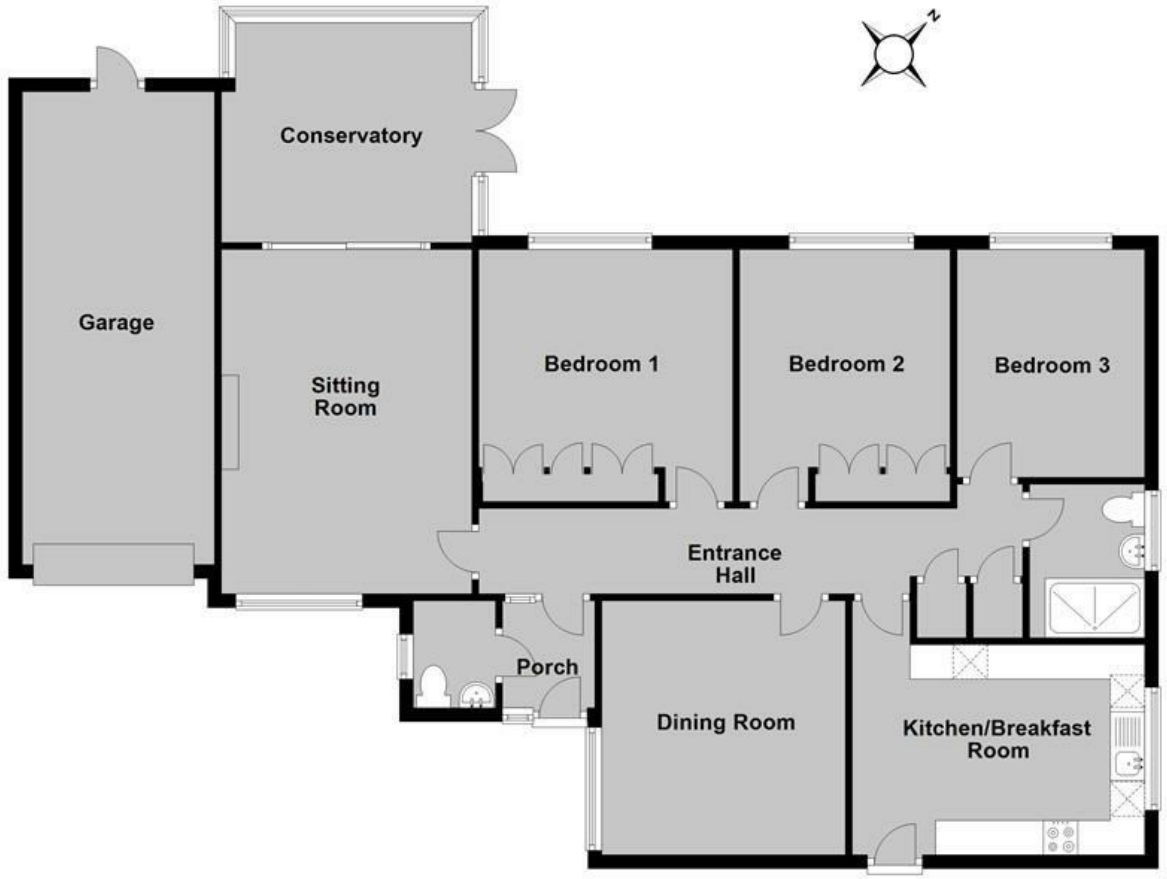
- **Garden**
50' x 33' (15.24m x 10.06m)
at maximum points

- **Garage**
21'11" x 9'2" (6.70m x 2.80m)
at maximum points

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



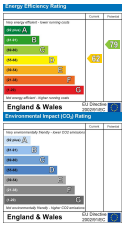
Ground Floor



Total area: approx. 133.3 sq. metres (1435.3 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £1,997.91.

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



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