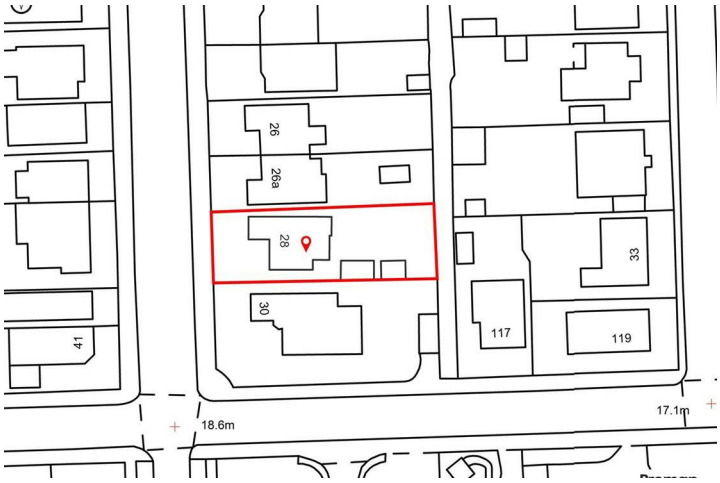
Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Tankerton, Whitstable

Guide Price £500,000 Freehold

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Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Tankerton, Whitstable

28 Pier Avenue, Tankerton, Whitstable, Kent, CT5 2HQ

VIDEO TOUR AVAILABLE

An opportunity to acquire a spacious detached bungalow occupying a generous plot with a frontage of 38ft (12m) to Pier Avenue and an overall depth of 121ft (37m). Situated on one of Tankerton's most sought after roads, the property is ideally positioned only 320 metres from the seafront and within close proximity of shops and amenities on Tankerton Road. Whitstable town centre and station (0.9 miles distant) are easily accessible.

The spacious accommodation is arranged to provide an entrance hall, sitting room, kitchen/dining room, a conservatory, two double bedrooms, a bathroom and a separate cloakroom. The property now requires a programme of refurbishment and offers considerable scope for extension and/or remodelling (subject to all necessary consents and approvals being obtained), which once complete would result in a superb family home.

The rear garden extends to 56ft (17m) and incorporates a detached garage. A driveway to the front of the property provides off road parking for several vehicles, with additional vehicle access to the rear of the garden, accessed via a 10ft right of way from Northwood Road (subject to all necessary consents and approvals being obtained). No onward chain.

Location
Pier Avenue is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable. The property is within close proximity to Tankerton slopes, seafront, local 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 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 are:

- **Entrance Hall**
9'10" x 8'9" (3.00m x 2.67m)
at maximum points.

- **Sitting Room**
11'11" x 16'10" (3.63m x 5.13m)
at maximum points.

- **Dining Room**
9'9" x 10'0" (2.97m x 3.04m)
at maximum points.

- **Conservatory**
12'9" x 9'9" (3.89m x 2.97m)

- **Kitchen**
8'7" x 10'5" (2.62m x 3.17m)
at maximum points.

- **Bedroom 1**
13'0" x 10'11" (3.96m x 3.33m)
at maximum points.

- **Bedroom 2**
8'11" x 11'5" (2.72m x 3.49m)

• **Bathroom**
5'8" x 5'7" (1.73m x 1.70m)
at maximum points.

• **Cloakroom**

• **Loft Room**
9'10" x 13'4" (3.00m x 4.07m)
at maximum points.

• **Detached Garage**
17'3" x 7'7" (5.26m x 2.33m)
at maximum points (limited access).

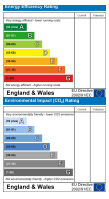
• **Rear Garden**
56'1" x 43'11" (17.1m x 13.4m)
at maximum points.

Video Tour Available
We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.

Total area: approx. 140.0 sq. metres (1506.9 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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Folio No. 6447/CM