

CHRISTOPHER HODGSON



**Whitstable**

**£250,000** Leasehold

FOR COASTAL, COUNTRY  
& CITY LIVING

# Whitstable

*20 Carlton Court, The Bridge Approach, Whitstable, Kent, CT5 1FN*

A contemporary second floor apartment in a prestigious landmark building, ideally positioned moments from Whitstable station, Tankerton seafront (0.7 miles), Whitstable's bustling High Street, which is less than a mile distant and offers a wide variety of independent shops and highly regarded restaurants.

The exceptionally spacious and smartly presented accommodation has been finished to a high specification throughout and is arranged to provide an entrance hall,

living room open-plan to a smartly fitted kitchen with integrated appliances and opening to a South-Westerly aspect balcony and spectacular views over the town and to the sea, two double bedrooms, both with fitted wardrobes and a sleek modern bathroom.

The apartment also benefits from one allocated parking space within a secure gated car park. No onward chain.



## LOCATION

Carlton Court is conveniently situated on the Whitstable/Tankerton borders being accessible to either Tankerton or the fashionable town centre of Whitstable where a range of shops, schools, and recreational facilities can be found including a working harbour. In the opposite direction is Tankerton which enjoys a well regarded range of amenities including shops, schools and bus routes. Between the two is Whitstable mainline railway station providing a fast and frequent link to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 74minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

## ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

### SECOND FLOOR

- Communal Hall 15'3" x 6'8" (4.66m x 2.03m)
- Entrance Hall
- Living Room / Kitchen 23'5" x 17'11" (7.15m x 5.45m)
- Balcony 14'6" x 5'8" (4.42m x 1.73m)

- Bedroom 1 11'5" x 9'9" (3.48m x 2.97m)
- Bedroom 2 12'10" x 7'9" (3.91m x 2.36m )
- Bathroom

## OUTSIDE

- Parking  
One allocated parking space.

## LEASE

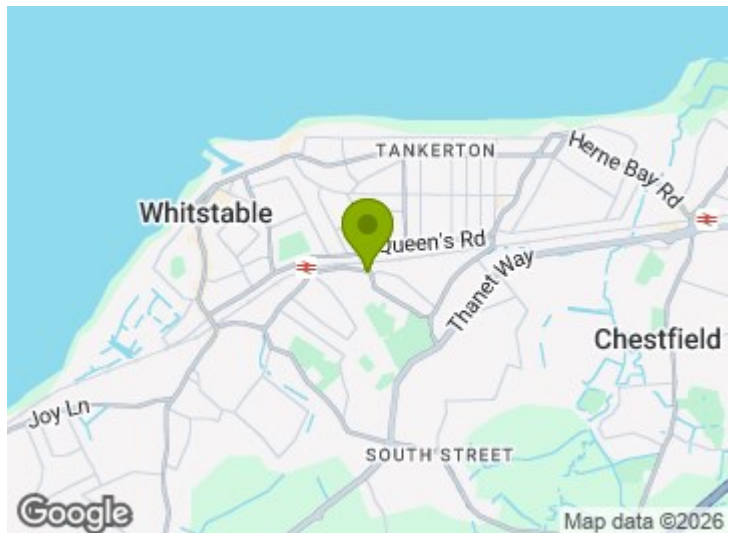
The property benefits from the remainder of an 125 year lease created in 2012 (subject to confirmation by vendor's solicitor).

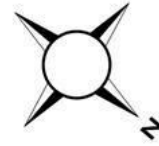
## SERVICE CHARGE

We have been advised that the service charge for 2025/2026 is £1,692 per annum (subject to confirmation from the vendors solicitors).

## GROUND RENT

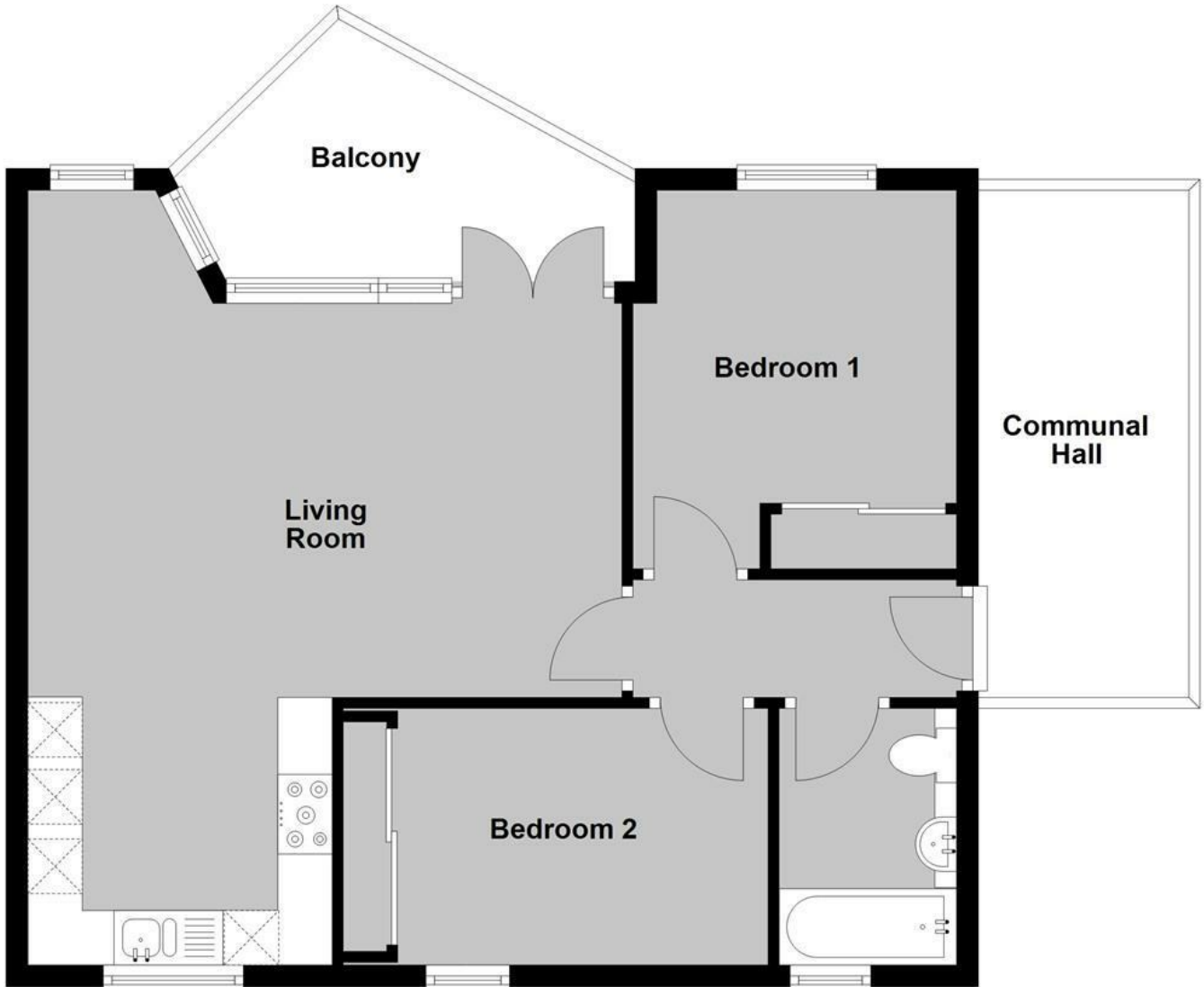
£250 per annum (subject to confirmation by vendor's solicitor).





## Second Floor

Approx. 56.1 sq. metres (603.9 sq. feet)



Total area: approx. 56.1 sq. metres (603.9 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33**

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Energy Efficiency Rating		Current	Target
Overall Energy Efficiency	A	81	81
Overall Environmental Impact	B		
Heating	C		
Hot Water	D		
Lighting	F		
Appliances	G		

England & Wales  
EPC Decree 2015/1109

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