



Tankerton, Whitstable

57 Northwood Road, Tankerton, Whitstable, Kent, CT5 2HA

A substantial detached chalet bungalow in a highly desirable central location, within close proximity of Tankerton Slopes and seafront (350 metres), shops and amenities on Tankerton Road, and a short walk to Whitstable station (0.6 miles).

The exceptionally spacious and versatile accommodation has been significantly extended and now provides bright, spacious, and beautifully presented accommodation totalling 1695 sq ft (157 sq m).

The ground floor is arranged to provide an entrance hall, three generous reception rooms including a superb kitchen/breakfast room with doors opening to the garden, two large double bedrooms, and two bathrooms, including an en-suite shower room to the principal bedroom. To the first floor there is a third double bedroom, and a walk-in loft space accessed from the landing, providing both accessible storage and potential to further extend the existing accommodation (subject to obtaining all necessary consents and approvals).

The property occupies a generous corner plot in the heart of central Tankerton, on the corner of St Annes Road and with a frontage to Northwood Road of 130ft (39.50m). The established and mature gardens have been thoughtfully landscaped to provide several seating areas, and include a workshop/former garage, access to which could be reinstated from Northwood Road, if desired. A driveway from St Annes Road provides an area of off street parking.

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 are:

GROUND FLOOR

- **Entrance Hall**
- **Sitting Room**
19'11" x 11'11" (6.08m x 3.64m)
at maximum points
- **Dining Room**
14'2" x 12'1" (4.32m x 3.70m)
at maximum points
- **Kitchen/Breakfast Room**
19'11" x 10'10" (6.08m x 3.32m)
at maximum points
- **Bedroom 1**
13'9" x 11'1" (4.21m x 3.40m)
at maximum points

- **En-Suite Shower Room**
7'10" x 4'10" (2.40m x 1.48m)
at maximum points

- **Bedroom 2**
15'2" x 12'1" (4.63m x 3.70m)
at maximum points

- **Bathroom**
7'1" x 6'5" (2.17m x 1.97m)
at maximum points

FIRST FLOOR

- **Bedroom 3**
18'10" x 13'5" (5.75m x 4.10m)
at maximum points

- **Loft Space**
18'10" x 13'5" (5.75m x 4.10m)
at maximum points

OUTSIDE

- **Garden**
- **Driveway**

Video Tour Available

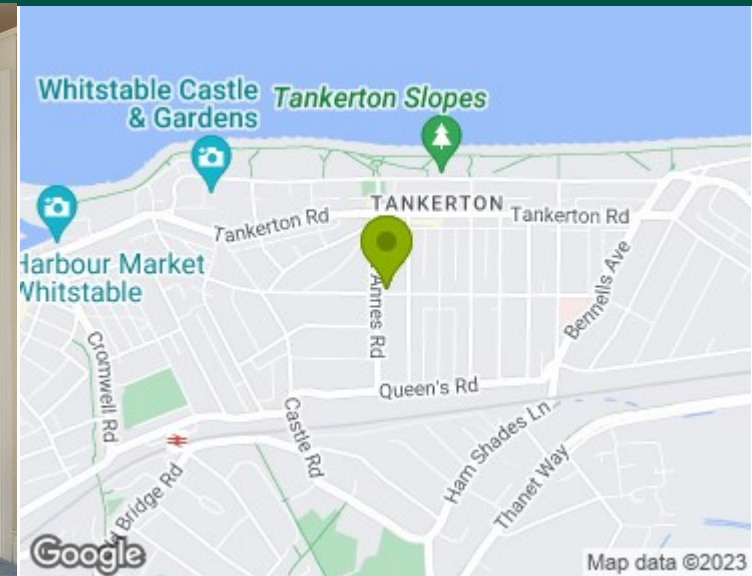
Please view the video tour for this property, and contact us to discuss arranging a viewing.











Viewing

STRICTLY BY PRIOR APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
		70	80
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



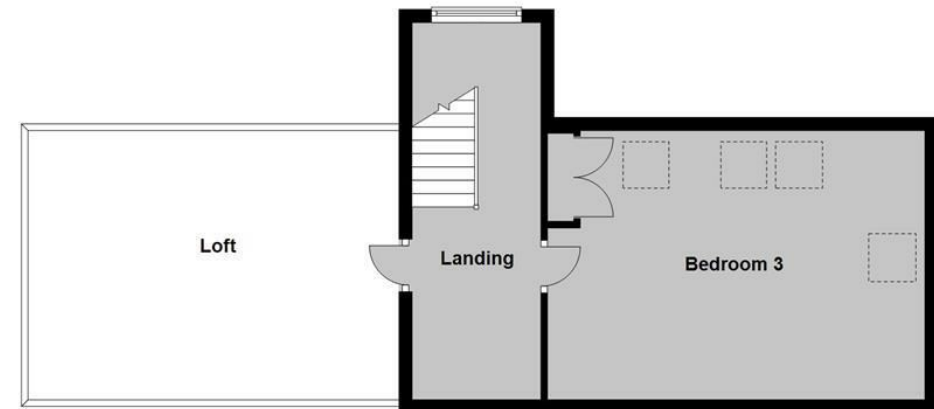
Folio No. 6939/WR



Ground Floor
Approx. 122.2 sq. metres (1315.0 sq. feet)



First Floor
Approx. 35.3 sq. metres (379.5 sq. feet)



Total area: approx. 157.4 sq. metres (1694.5 sq. feet)

...for Coastal, Country & City living.