Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Tankerton, Whitstable

£439,950 Freehold

...for Coastal, Country & City living.

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Tankerton, Whitstable

56 Kemp Road, Tankerton, Whitstable, Kent, CT5 2PY

A tastefully refurbished semi-detached bungalow ideally positioned in a prime location within walking distance of Tankerton's parade of shops (0.8 miles), restaurants and cafès, Tankerton slopes and seafront (0.5 miles), bus routes, highly regarded schools and Chestfield and Swalecliffe station (0.6 miles).

The bright and spacious accommodation is presented in smart contemporary style throughout and is arranged to provide an entrance porch, entrance hall, a spacious sitting room opening to a dining area with doors to the garden, and a contemporary kitchen. There are two double bedrooms with fitted wardrobes and a well-appointed family bathroom.

Outside, the garden extends to 64ft (19m) and a driveway provides an area of off-street parking and access to the attached garage.

Location
Kemp Road is situated in a much sought after location, conveniently positioned for access to Tankerton. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Chestfield and Swalecliffe station (0.4 miles distant) and Whitstable station (1.4 miles distant) offer frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The popular town of Whitstable is than 1.8 miles 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:

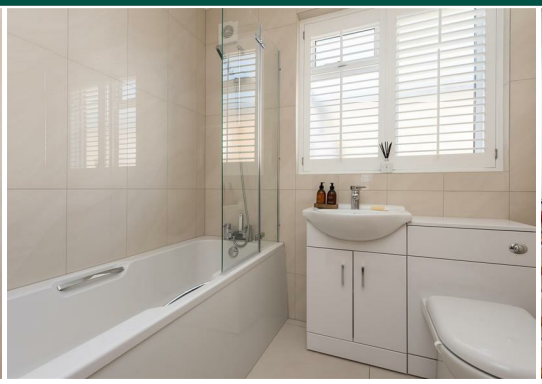
- **Entrance Porch**
  7'10" x 5'5" (2.39m x 1.65m)
  at maximum points.

- **Entrance Hall**
  14'11" x 5' (4.55m x 1.52m)
  at maximum points.

- **Sitting Room**
  16'0" x 11'11" (4.88m x 3.62m)
  at maximum points.

- **Dining Area**
  8'10" x 6'3" (2.69m x 1.91m)
  at maximum points.

- **Kitchen**
  11' x 8'4" (3.35m x 2.54m)
  at maximum points.



• **Bedroom 1**
13'6" x 11'5" (4.11m x 3.48m)
at maximum points.

• **Bedroom 2**
10'6" x 9'5" (3.19m x 2.88m)
at maximum points.

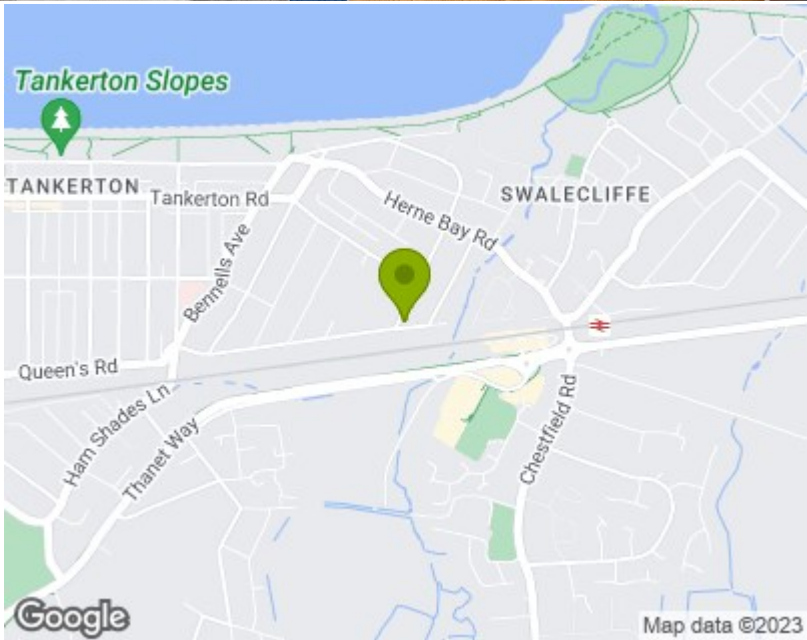
• **Bathroom**
6'11" x 6'2" (2.11m x 1.88m)
at maximum points.

OUTSIDE

• **Garage**
13'1" x 7'10" (3.99m x 2.39m)
at maximum points.

• **Garden**
64' x 31' (19.51m x 9.45m)
at maximum points.

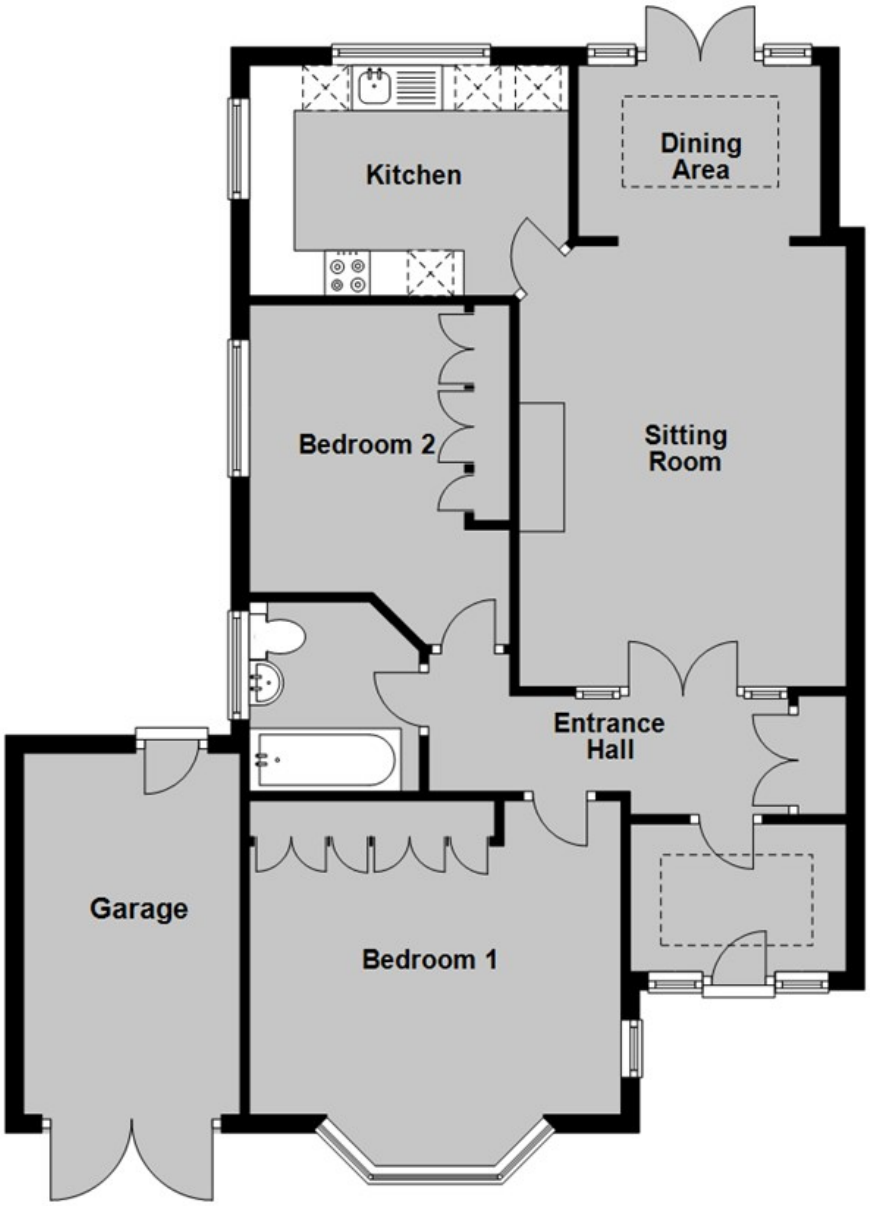
Video Tour Available
Please view the video tour for this property, and contact us to discuss arranging a viewing.



Ground Floor

Main area: approx. 72.6 sq. metres (781.7 sq. feet)

Plus garages, approx. 9.6 sq. metres (103.3 sq. feet)



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Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53.

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

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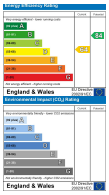

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