

CHRISTOPHER HODGSON



**Tankerton, Whitstable**

**£625,000** Freehold



# Tankerton, Whitstable

## 72 Fitzroy Road, Tankerton, Whitstable, Kent, CT5 2LE

A beautifully presented and significantly extended 1930's semi-detached house in a highly desirable central Tankerton location, ideally situated moments from shops and amenities on Tankerton Road, the seafront (0.4 miles), and within walking distance of Whitstable station (0.5 miles).

This superb family home provides bright, spacious and stylish accommodation arranged on the ground floor to provide an entrance hall, sitting room, family room opening to a contemporary open-plan kitchen / dining room with bi-folding doors leading to the garden, and a shower room. The first floor comprises three bedrooms and a family bathroom.

The secluded West facing garden extends to 59ft (18m) and incorporates a natural stone terrace, an area laid to lawn and a substantial timber storage shed. A block paved driveway to the front of the house provides an area of off street parking.



### Location

Fitzroy Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. 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. 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 (taken at maximum points) are:

#### GROUND FLOOR

- Entrance Hall 13'1" x 5'10" (3.99m x 1.78m)
- Sitting Room 12'3" x 11'6" (3.73m x 3.51m)
- Family Room 11'11" x 9'11" (3.62m x 3.03m)
- Kitchen/Dining Room 19'0" x 16'11" (5.79m x 5.15m)

- Shower Room 8'2" x 6'2" (2.49m x 1.88m)

#### FIRST FLOOR

- Bedroom 1 12'3" x 11'7" (3.73m x 3.53m)
- Bedroom 2 11'11" x 9'11" (3.64m x 3.03m)
- Bedroom 3 8'7" x 8'3" (2.61m x 2.52m)
- Bathroom 8'10" x 5'11" (2.69m x 1.80m)

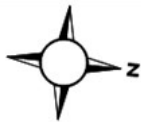
#### OUTSIDE

- Garden 61' x 24' (18.59m x 7.32m)

#### Video Tour

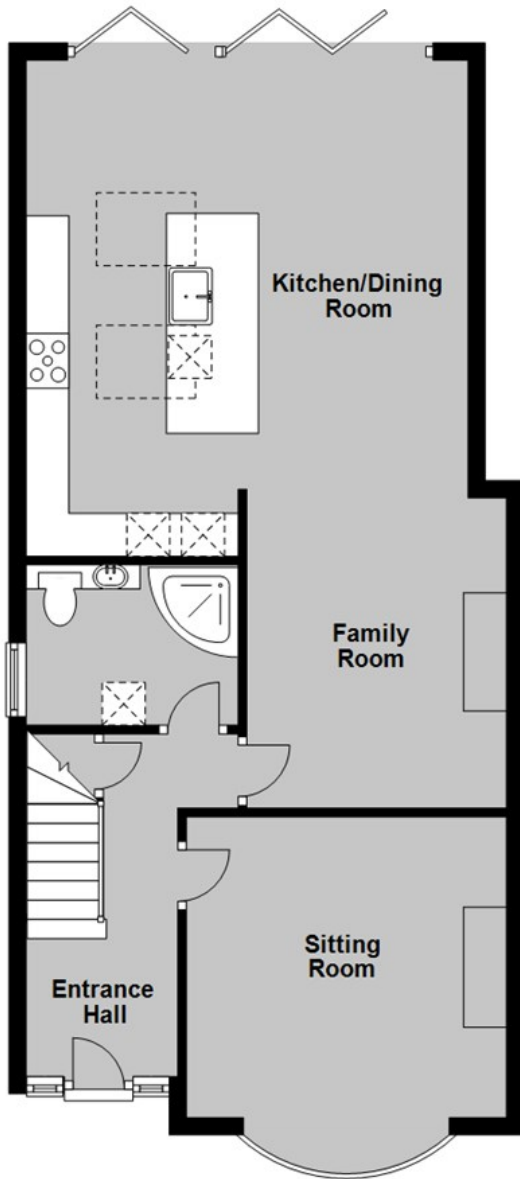
Please view the video tour for this property, and contact us to discuss arranging a viewing.





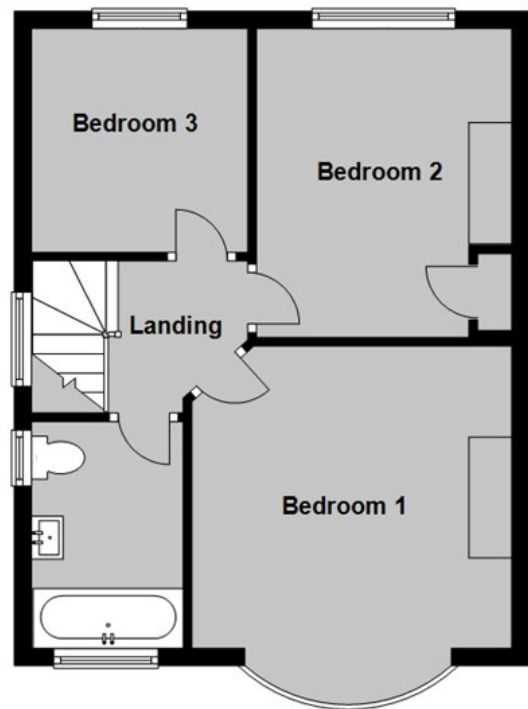
### Ground Floor

Approx. 66.3 sq. metres (713.5 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



Total area: approx. 107.6 sq. metres (1158.2 sq. feet)

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

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Energy Efficiency Rating	
Current Rating	A
Potential Rating	B
Energy Efficiency Score	84
Energy Efficiency Band	A
Energy Efficiency Band	B
Energy Efficiency Band	C
Energy Efficiency Band	D
Energy Efficiency Band	E
Energy Efficiency Band	F
Energy Efficiency Band	G

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