



Tankerton, Whitstable

£400,000 Freehold

...for Coastal, Country & City living.



Zoopla
Smarter property search

rightmove

PrimeLocation.com

• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

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

Southways, 43 Queens Road, Tankerton, Whitstable, Kent, CT5 2JH

A spacious semi-detached bungalow situated in a desirable Tankerton location just half a mile from Tankerton slopes and seafront, shops, and bus routes. The comfortably proportioned accommodation would now benefit from a programme of refurbishment and offers considerable scope for extension and remodeling (subject to all necessary consents and approvals being obtained).

The accommodation is arranged to provide an entrance hall, sitting room, kitchen, dining room, two double bedrooms, a wet room and a separate cloakroom. The attic space offers a large landing space with two loft rooms off either side.

The garden extends to 42ft (12m) and benefits from a driveway to the front with off street parking for two vehicles.

No onward chain.



Location

Queens Road is a highly desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable (0.5 miles distant) provides 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 A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Hall**
14'3" x 5'10" (4.34m x 1.78m)
at maximum points
- **Sitting Room**
16'0" x 11'1" (4.88m x 3.38m)
at maximum points
- **Dining Room**
9'4" x 9'4" (2.84m x 2.84m)
at maximum points
- **Kitchen**
7'5" x 4'8" (2.26m x 1.42m)
at maximum points
- **Bedroom I**
16'0" x 11'0" (4.88m x 3.35m)
at maximum points



- **Bedroom 2**
16'9" x 11' (5.11m x 3.35m)
at maximum points

- **Wet Room**
5'7" x 5'1" (1.70m x 1.55m)
at maximum points

- **Cloakroom**
4'11" x 3' (1.50m x 0.91m)
at maximum points

FIRST FLOOR

- **Landing**
22'9" x 10'8" (6.93m x 3.25m)
at maximum points

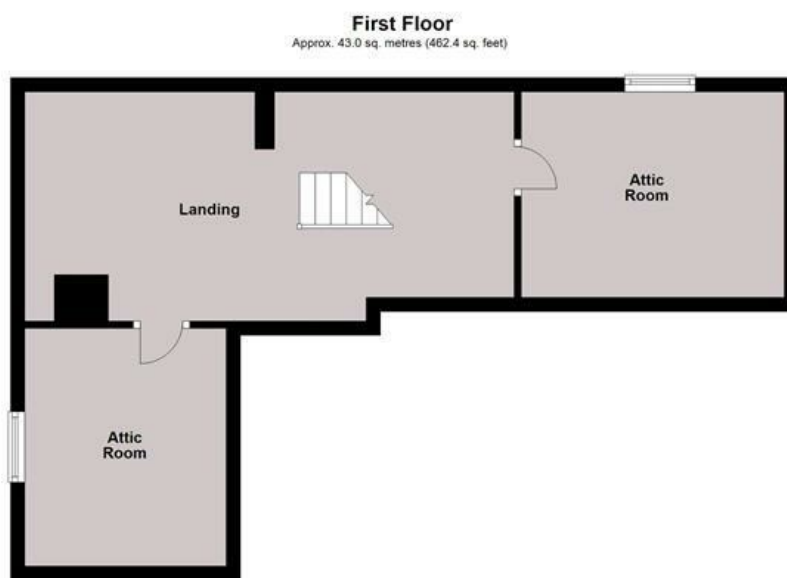
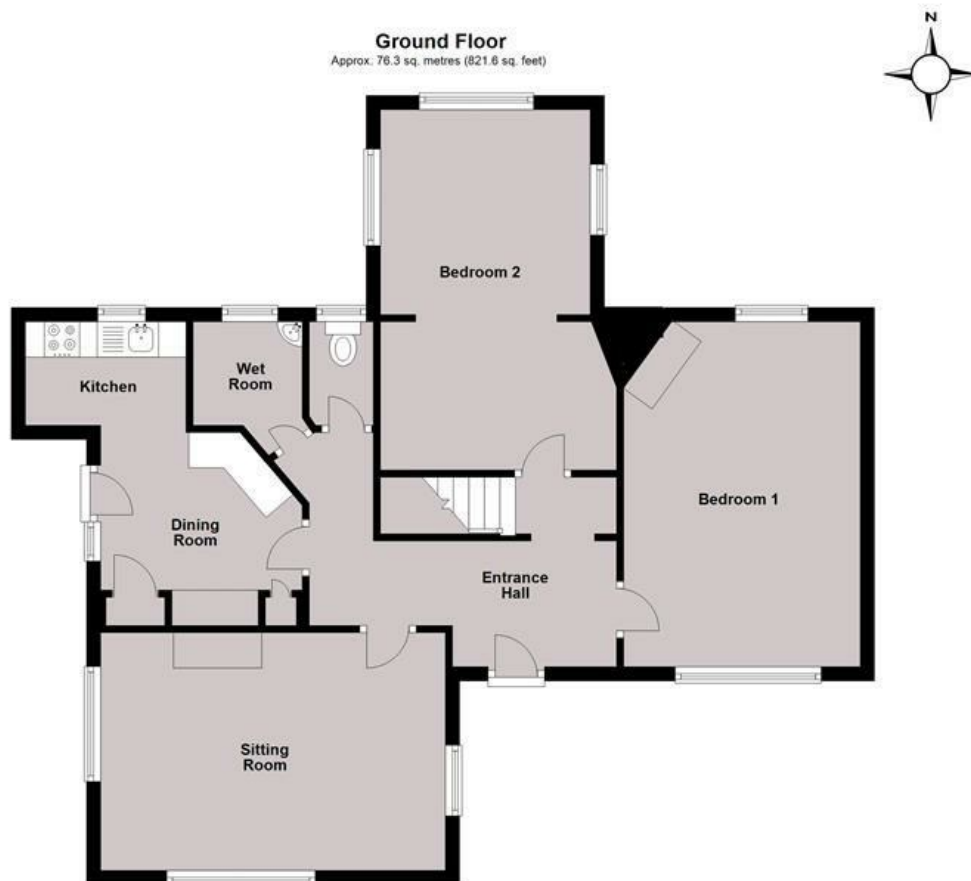
- **Attic Room**
12'4" x 9'7" (3.76m x 2.92m)
at maximum points

- **Attic Room**
11'1" x 9'5" (3.38m x 2.87m)
at maximum points

OUTSIDE

- **Garden**
42' x 26' (12.80m x 7.92m)
at maximum points





Total area: approx. 119.3 sq. metres (1284.0 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is £1,775.92.

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

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: **1** These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. **2** Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. **3** All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. **4** No statement in these particulars is to be relied upon as a statement or representation of fact. **5** Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. **6** Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. **7** Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. **8** No assumption should be made in respect of parts of the property not shown in photographs. **9** Any areas, measurements or distances are only approximate. **10** Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. **11** Amounts quoted are exclusive of VAT if applicable. **12** Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. **13** Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. **14** Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

The Energy Performance Certificate (EPC) shows a current energy efficiency rating of D (43/100) and a potential rating of C (63/100). The certificate includes details for the property, the assessor, and the date of the assessment.