Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Tankerton, Whitstable

£550,000 Freehold

...for Coastal, Country & City living.

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Tankerton, Whitstable

Wave Crest, 18a Princess Close, Tankerton, Whitstable, Kent, CT5 2QG

A striking detached bungalow enjoying a peaceful setting within a quiet cul-de-sac less than 500 metres from Tankerton slopes and pebble beach, and within close proximity to local shops and amenities, bus routes and the highly regarded JoJo's restaurant.

The property has been individually designed to provide contemporary open-plan living accommodation with high ceilings, and comprises an entrance hall, living room incorporating a bespoke kitchen by 'Kent and London' and sliding doors opening to the garden which flood the space with natural light. There are two double bedrooms, with an en-suite bathroom to the principal bedroom and an additional shower room.

The generous rear garden is a particularly attractive feature of the property and provides the perfect environment in which to relax or entertain. The garden extends to 75ft (22m) and incorporates a large raised deck area. The property further benefits from planning consent for a detached annexe within the rear garden under reference CA/21/02753
A driveway to the front of the property provides parking for a number of vehicles.

Location
Princess Close is a desirable cul-de-sac, 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, JoJo's restaurants, bus routes and other amenities. Chestfield and Swalecliffe mainline railway station is just half a mile a mile distant and offers frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The popular town of Whitstable is less than 1.6 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 Hall**
  6'2" x 4'3" (1.88m x 1.32m)
  at maximum points.

- **Kitchen/Sitting Room**
  21'5" x 15'5" (6.53m x 4.70m)
  at maximum points.

- **Bedroom 1**
  19'3" x 11'10" (5.89m x 3.61m)
  at maximum points.

- **En-Suite Bathroom**

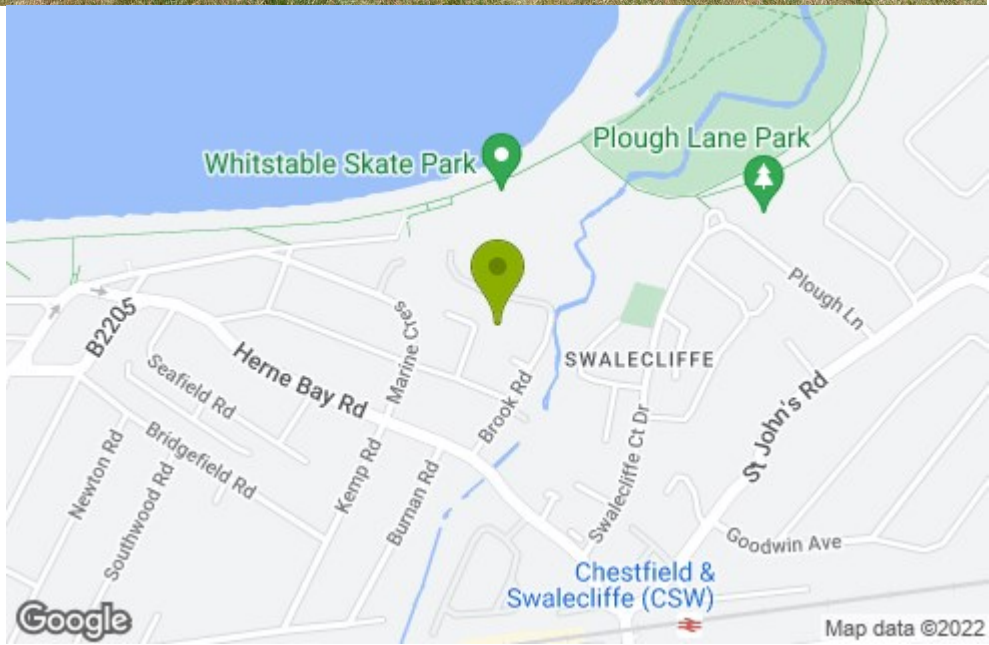
- **Bedroom 2**
  11'8" x 9'3" (3.57m x 2.82m)
  at maximum points.

- **Shower Room**

• **Garden**
75' x 50' (22.86m x 15.24m)
at maximum points.

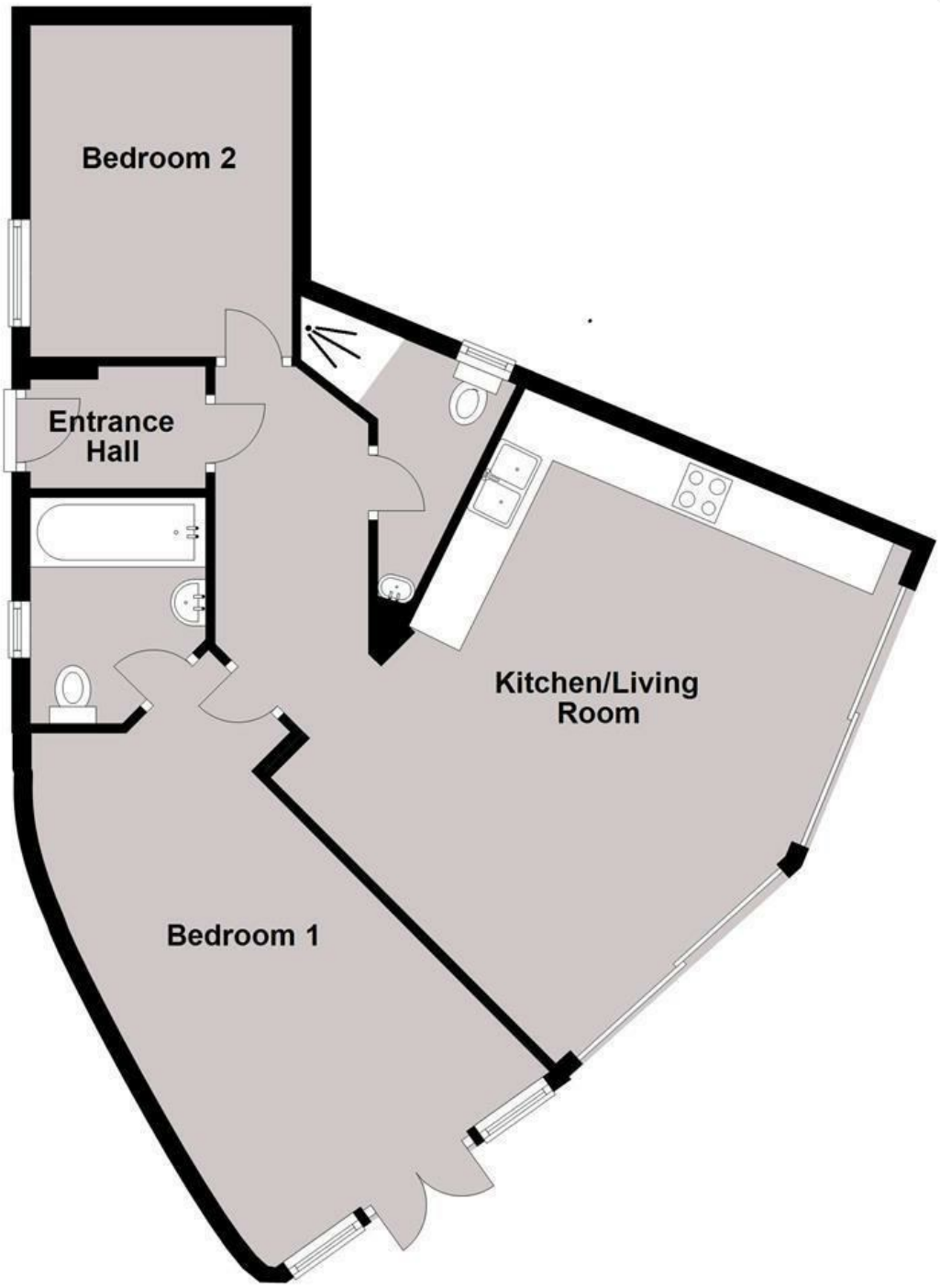
• **Parking**
A driveway to the front of the property provides parking for a number of vehicles.

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



Ground Floor

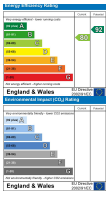
Approx. 72.4 sq. metres (779.2 sq. feet)



Total area: approx. 72.4 sq. metres (779.2 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £1,997.91.

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



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