



Tankerton, Whitstable

£675,000 Freehold

...for Coastal, Country & City living.



• 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

11 Graystone Road, Tankerton, Whitstable, Kent, CT5 2JY

An extended 1930's detached family home in a much sought after location in the heart of central Tankerton, close to shops and amenities on Tankerton Road, a short stroll to Tankerton Slopes and seafront, and less than one mile from Whitstable mainline station.

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, sitting room with bay window and open fireplace, a modern kitchen and dining room with casement doors opening to the rear garden. The first floor comprises three bedrooms and a family bathroom. There is considerable scope to further extend and remodel the house to enlarge the existing accommodation (subject to all necessary consents and approvals being obtained).

The generous west facing rear garden extends to 80ft (24m) and incorporates a detached garage which is used as a workshop/store. To the front of the house a driveway provides off street parking for two vehicles.



Location

Graystone 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 are:

GROUND FLOOR

• Entrance Porch

• Entrance Hall

13'5" x 4'8" (4.09m x 1.43m)
at maximum points.

• Sitting Room

14'4" x 11'2" (4.38m x 3.41m)
at maximum points.

• Kitchen

15'0" x 6'9" (4.56m x 2.05m)
at maximum points.

• Dining Room

18'4" x 9'2" (5.59m x 2.79m)
at maximum points.

FIRST FLOOR

• Bedroom 1

15'1" x 10'8" (4.59m x 3.24m)
at maximum points.



- **Bedroom 2**
12'6" x 9'11" (3.81m x 3.01m)
at maximum points.
- **Bedroom 3**
9'2" x 6'9" (2.79m x 2.06m)
at maximum points.
- **Bathroom**
6'6" x 5'4" (1.99m x 1.62m)
at maximum points.

- **Detached Garage / Workshop**
15'8" x 9'1" (4.80m x 2.77m)
at maximum points.

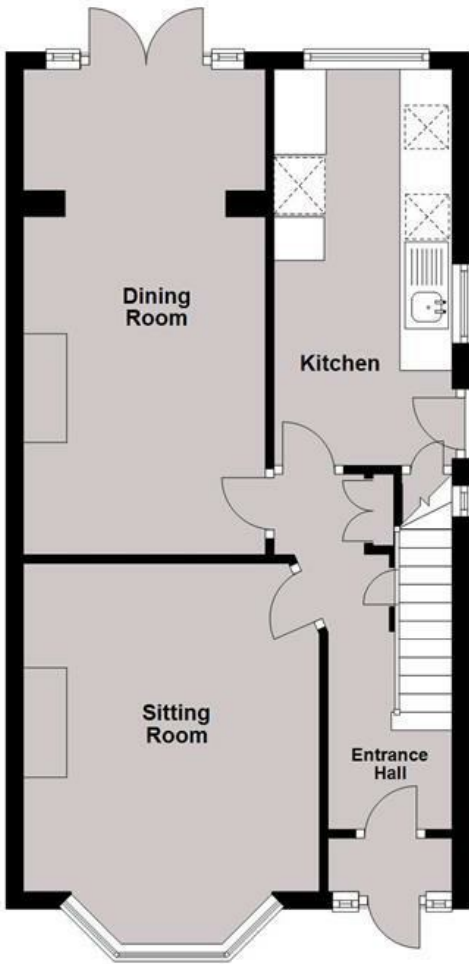
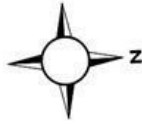
Video Tour Available
Please view the video tour for this property, and contact us to discuss arranging a viewing.

OUTSIDE

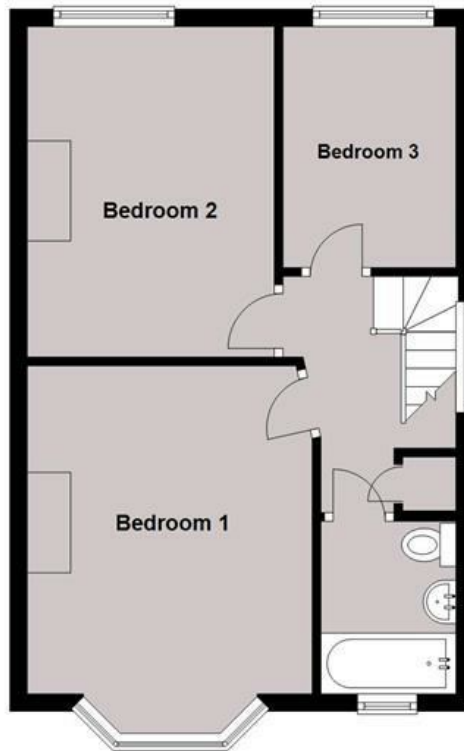
- **Garden**
80'0" x 24'11" (24.4m x 7.6m)
at maximum points.



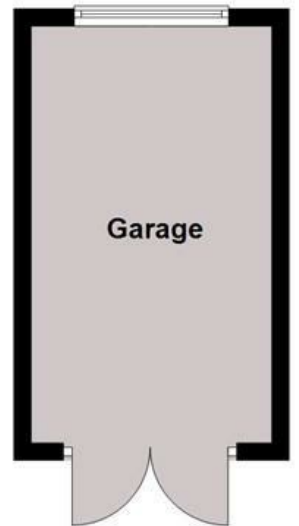
Ground Floor



First Floor



Garage



Total area: approx. 86.2 sq. metres (928.3 sq. feet)

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

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.

Room	Energy Efficiency Rating
Living Room	C
Dining Room	C
Kitchen	C
Bedroom 1	C
Bedroom 2	C
Bedroom 3	C
Bathroom	C
Garage	C