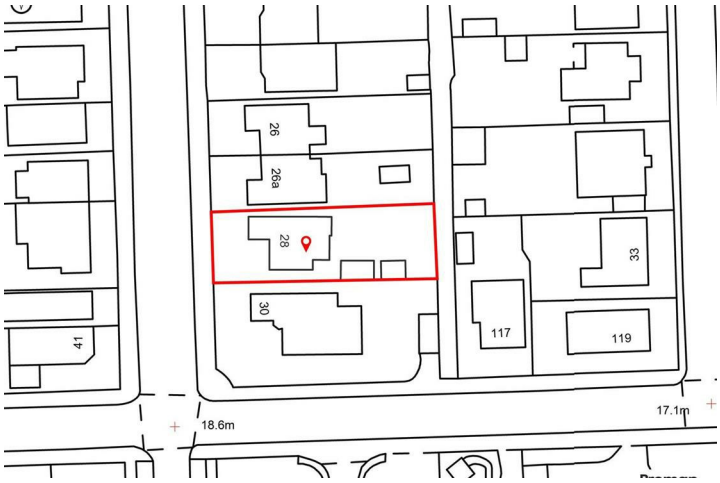
Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



# Tankerton, Whitstable

**Guide Price £500,000** Freehold



• 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

## 28 Pier Avenue, Tankerton, Whitstable, Kent, CT5 2HQ

*VIDEO TOUR AVAILABLE*

An opportunity to acquire a spacious detached bungalow occupying a generous plot with a frontage of 38ft (12m) to Pier Avenue and an overall depth of 121ft (37m). Situated on one of Tankerton's most sought after roads, the property is ideally positioned only 320 metres from the seafront and within close proximity of shops and amenities on Tankerton Road. Whitstable town centre and station (0.9 miles distant) are easily accessible.

The spacious accommodation is arranged to provide an entrance hall, sitting room, kitchen/dining room, a conservatory, two double bedrooms, a bathroom and a separate cloakroom. The property now requires a programme of refurbishment and offers considerable scope for extension and/or remodelling (subject to all necessary consents and approvals being obtained), which once complete would result in a superb family home.

The rear garden extends to 56ft (17m) and incorporates a detached garage. A driveway to the front of the property provides off road parking for several vehicles, with additional vehicle access to the rear of the garden, accessed via a 10ft right of way from Northwood Road (subject to all necessary consents and approvals being obtained). No onward chain.

**Location**
Pier Avenue is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable. 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. The popular town of 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:

- **Entrance Hall**
9'10" x 8'9" (3.00m x 2.67m)
at maximum points.

- **Sitting Room**
11'11" x 16'10" (3.63m x 5.13m)
at maximum points.

- **Dining Room**
9'9" x 10'0" (2.97m x 3.04m)
at maximum points.

- **Conservatory**
12'9" x 9'9" (3.89m x 2.97m)

- **Kitchen**
8'7" x 10'5" (2.62m x 3.17m)
at maximum points.

- **Bedroom 1**
13'0" x 10'11" (3.96m x 3.33m)
at maximum points.

- **Bedroom 2**
8'11" x 11'5" (2.72m x 3.49m)

• **Bathroom**
5'8" x 5'7" (1.73m x 1.70m)
at maximum points.

• **Cloakroom**

• **Loft Room**
9'10" x 13'4" (3.00m x 4.07m)
at maximum points.

• **Detached Garage**
17'3" x 7'7" (5.26m x 2.33m)
at maximum points (limited access).

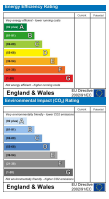
• **Rear Garden**
56'11" x 43'11" (17.1m x 13.4m)
at maximum points.

**Video Tour Available**
We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.

Total area: approx. 140.0 sq. metres (1506.9 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2021/2022 is £1,938.95.

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



Christopher Hodgson Estate Agents for itself and as for the vendor ot 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.

**Folio No.** 6447/CM