

CHRISTOPHER HODGSON



Tankerton, Whitstable

£350,000 Leasehold – Share of Freehold



Tankerton, Whitstable

Flat 29 Grand Pavilion, 19-31 Marine Parade, Tankerton, Whitstable, Kent, CT5 2BE

A spacious second-floor apartment enjoying panoramic views across Whitstable Bay and beyond from its prominent position on Tankerton's highly sought-after Marine Parade. Forming part of the iconic Grand Pavilion, one of Tankerton's most recognisable landmark buildings, the property is conveniently situated moments from Tankerton Slopes, The Marine Hotel, an excellent range of shops, cafés and restaurants, and is within easy walking distance of Whitstable railway station (0.9 miles).

The smartly presented accommodation is arranged to provide an entrance hall, living room opening to a generous sea-facing balcony, kitchen, two double

bedrooms and a bathroom.

The apartment benefits from two allocated parking spaces to the rear of the building and is offered with a share of the freehold. No onward chain.



LOCATION

Marine Parade is amongst Tankerton's most sought-after locations, occupying an elevated position above Tankerton Slopes and commanding panoramic views across Whitstable Bay. Tankerton Road is moments away and offers an excellent range of independent shops, cafés and restaurants, whilst Whitstable town centre is less than a mile distant and provides a wide range of shopping, leisure and recreational amenities. Whitstable mainline railway station offers frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service provides access to London St Pancras in approximately 73 minutes. The A299 is also easily accessible, providing a dual carriageway link to the A2/M2 and subsequent motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

SECOND FLOOR

- Entrance Hall
- Kitchen 11'2" x 9'4" (3.41m x 2.85m)
- Living Room 16'10" x 12'10" (5.14m x 3.92m)
- Balcony

- Bedroom 1 16'10" x 13'1" (5.14m x 4m)
- Bedroom 2 12'10" x 9'5" (3.92m x 2.88m)
- Bathroom 9'6" x 8'1" (2.9m x 2.47m)

PARKING

Two allocated parking spaces.

LEASE

The property is being sold with the remainder of a 125 year lease from and including 25 March 1997 (subject to confirmation from vendor's solicitor).

SHARE OF FREEHOLD

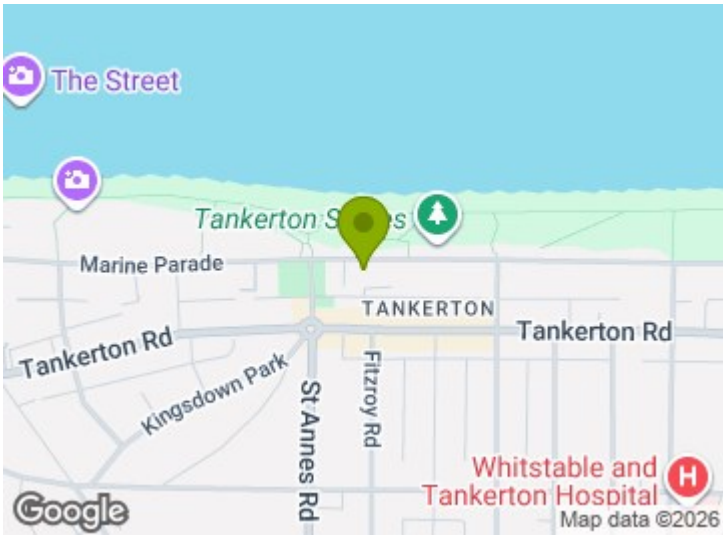
The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).

SERVICE CHARGE

We have been advised that the Service Charge for 2026/2027 will be in the region of £2,326.32 per annum (subject to confirmation from the vendor's solicitor).

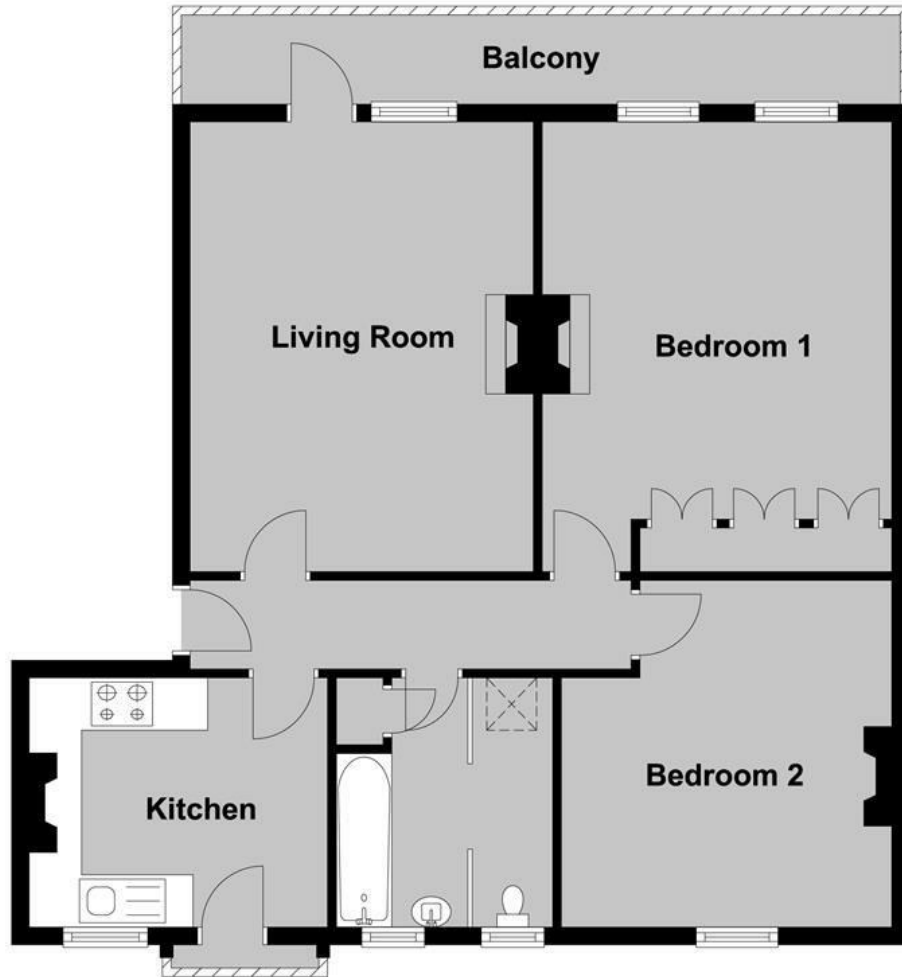
GROUND RENT

£125 per annum (subject to confirmation from vendor's solicitor).



Second Floor

Main area: approx. 77.0 sq. metres (828.8 sq. feet)



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Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
Most energy efficient	78
Energy efficient	73
Decent	68
Below average	63
Energy inefficient	58
Very energy inefficient - higher running costs	53
England & Wales	50

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