



CHRISTOPHER HODGSON

# Tankerton, Whitstable

*11 Northwood Road, Tankerton, Whitstable, Kent, CT5 2ES*

Freehold

A beautifully presented detached family home situated in a prime central location, 250 metres from the seafront and 400 metres from the harbour, with the shops and amenities of Whitstable High Street and Tankerton Road within easy walking distance. It is a short distance from highly regarded schools and from Whitstable mainline station (700 metres).

The exceptionally spacious and versatile accommodation benefits from high ceilings throughout and comprises a large reception hall, a sitting room with a wood-burning stove, a dining room, a contemporary kitchen/breakfast room with bi-folding doors opening onto the garden, and a stylish shower room. To the first floor, there are four double bedrooms, a well-appointed bathroom, and a separate cloakroom.

The delightful rear garden extends to 71 ft (21.6 m) and has been thoughtfully landscaped to include a natural stone terrace, a pond with raised deck and walkway leading to a summer house, and a workshop suitable for a variety of uses. To the rear of the property, there is an area of off-street parking accessed via a right of way from both Northwood Road and Tower Road. No onward chain.

## LOCATION

Northwood Road is situated in a much sought after central Whitstable/Tankerton location, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to the seafront, shops, bus routes and other amenities. Whitstable mainline railway station offers frequent services to London (Victoria) in approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. Whitstable's bustling Harbour Street is approximately 700 metres away, providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and 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 (taken at maximum points) are:

### GROUND FLOOR

- Reception Hall 17'4" x 11'6" (5.28m x 3.51m)
- Sitting Room 14'2" x 12'9" (4.32m x 3.88m)
- Dining Room 12'11" x 12'9" (3.94m x 3.88m)
- Kitchen/Breakfast Room 13'11" x 11'6" (4.25m x 3.51m)
- Shower Room

### FIRST FLOOR

- Bedroom 1 17'0" x 12'9" (5.17m x 3.89m)

- Bedroom 2 12'9" x 12'9" (3.88m x 3.89m)

- Bedroom 3 11'6" x 10'10" (3.51m x 3.30m )

- Bedroom 4 11'5" x 10'3" (3.48m x 3.12m )

- Bathroom

- Cloakroom

## OUTSIDE

- Garden 71' x 31' (21.64m x 9.45m)

- Summer House 9'2" x 7'6" (2.79m x 2.29m)

- Workshop 12'2" x 9'2" (3.71m x 2.79m)

- Off Street Parking









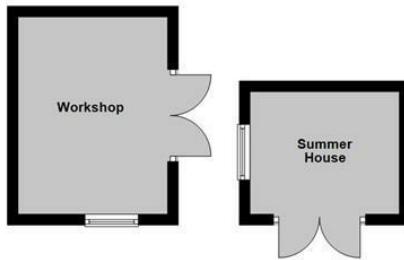
#### Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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#### ENERGY PERFORMANCE CERTIFICATE

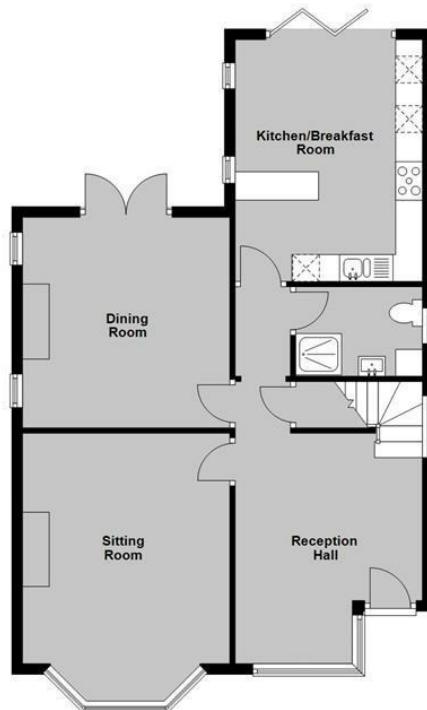
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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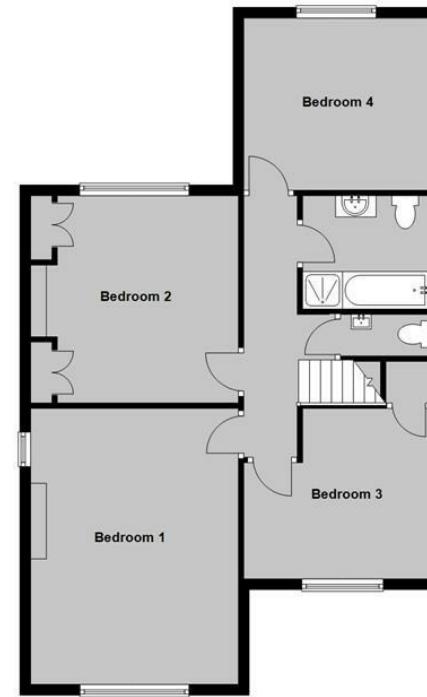
### Ground Floor

Main area: approx. 73.3 sq. metres (788.5 sq. feet)  
Plus outbuildings, approx. 16.8 sq. metres (180.7 sq. feet)



### First Floor

Approx. 73.7 sq. metres (793.2 sq. feet)



Main area: Approx. 146.9 sq. metres (1581.7 sq. feet)  
Plus outbuildings, approx. 16.8 sq. metres (180.7 sq. feet)



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