

CHRISTOPHER HODGSON



Tankerton, Whitstable
£535,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

22 Baddlesmere Road, Tankerton, Whitstable, Kent, CT5 2LD

A spacious and beautifully presented semi-detached family home in a much sought after location within central Tankerton, close to shops and amenities on Tankerton Road, a short stroll to Tankerton Slopes and seafront, and Whitstable mainline station (0.5 miles).

The generously proportioned accommodation is presented in smart contemporary style throughout and is arranged on the ground floor to provide an entrance hall,

sitting room, and a stylish open-plan kitchen/dining room with doors opening to the garden.

The first floor comprises three double bedrooms, a well appointed bathroom and a separate cloakroom.

Outside, the established and mature gardens extend to 88ft (27m) and incorporate a natural stone terrace and a storage shed. A block paved driveway provides an area of off street parking.



LOCATION

Baddlesmere Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway station offers frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. Whitstable is approximately a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops as well as fashionable restaurants, cafe bars, working 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

- Entrance Hall
- Sitting Room 12'8" x 11'5" (3.86m x 3.48m)

- Dining Room 12'0" x 10'2" (3.67m x 3.09m)

- Kitchen 11'9" x 8'11" (3.57m x 2.73m)

FIRST FLOOR

- Bedroom 1 12'3" x 11'6" (3.73m x 3.51m)

- Bedroom 2 12'1" x 10'1" (3.68m x 3.07m)

- Bedroom 3 9'0" x 8'8" (2.74m x 2.64m)

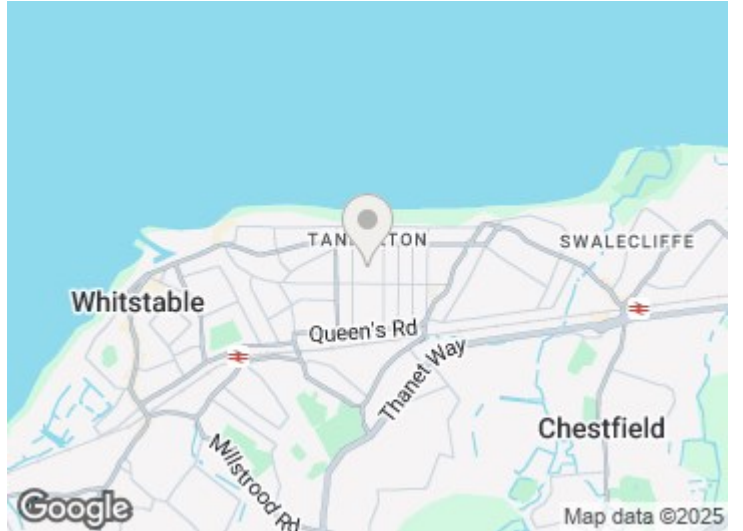
- Bathroom

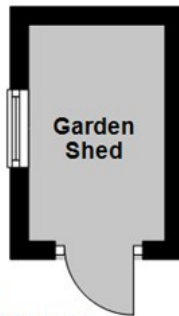
- Cloakroom

OUTSIDE

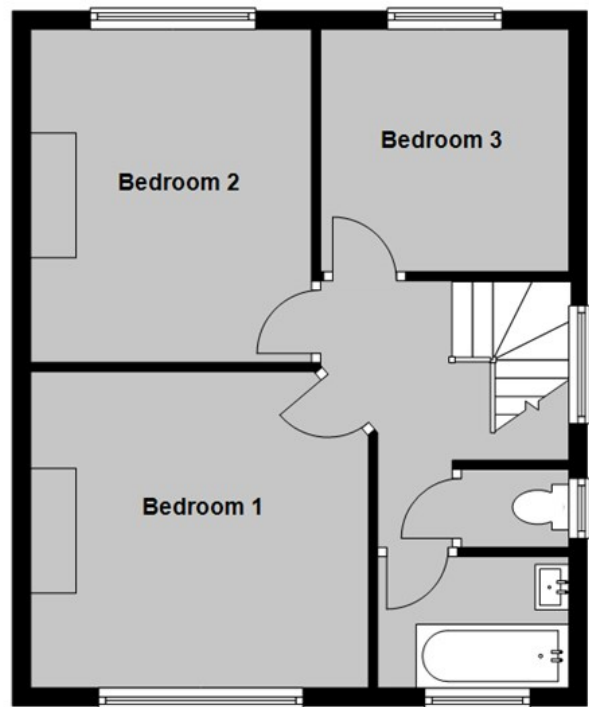
- Rear Garden 88'7" x 24'8" (27.00m x 7.52m)

- Garden Shed 7'10" x 4'11" (2.39m x 1.50m)





Main area: approx. 43.3 sq. metres (466.5 sq. feet)
Plus outbuildings, approx. 3.6 sq. metres (38.5 sq. feet)



Approx. 42.9 sq. metres (462.2 sq. feet)

Main area: Approx. 86.3 sq. metres (928.6 sq. feet)
Plus outbuildings, approx. 3.6 sq. metres (38.5 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-95%		85
B	81-91%		
C	69-80%		
D	55-68%		
E	39-54%		46
F	21-38%		
G	1-20%		
Not energy efficient - higher running costs			

England & Wales EU Directive 2010/31/EU

