



CHRISTOPHER HODGSON

# Tankerton, Whitstable

## 50 Marine Parade, Tankerton, Whitstable, Kent, CT5 2BD

Freehold

An impressive contemporary home occupying a prominent seafront position on Whitstable's coveted Marine Parade, commanding far-reaching, uninterrupted views across the bay. Marine Parade is well placed for the shops and restaurants on Tankerton Road, and Whitstable town centre is under a mile distant, with the mainline station offering regular services to London.

The property has been comprehensively extended and remodelled to a design by MEME Architects and now provides approximately 3,692 sq ft (343 sq m) of beautifully finished accommodation, presented in an enviable style throughout.

The ground floor is arranged around a generous central entrance hall and has been designed to suit modern family living. A sleek kitchen with integrated appliances opens to a spacious living area with full-width sliding doors leading out to the south-facing garden, creating an excellent day-to-day entertaining space. In addition, there is a snug, a separate study, a utility room and a cloakroom, while a ground floor

double bedroom with a stylish en-suite shower room provides valuable flexibility for multi-generational living.

To the first floor, a sea-facing sitting room with a vaulted ceiling opens to a balcony, complemented by four further double bedrooms and a family bathroom. The principal bedroom suite includes a fitted dressing room, an en-suite shower room and its own sea-facing balcony. Outside, the south-facing garden has been smartly landscaped and incorporates a decked area with an outdoor kitchen beneath a pergola, a pond, a lawned area with planted borders and a further seating area and garden store. A block-paved driveway to the front provides ample off-street parking.

Planning permission has been granted and implemented (ref: CA/17/00491) for a detached annexe building to the rear of the garden, with two further off-street parking spaces accessed via a 10 ft right of way from Graystone Road.

### LOCATION

Marine Parade is amongst the area's most sought after locations and is conveniently situated in an elevated position at the top of Tankerton Slopes, commanding views over the bay and beyond. Tankerton Road is moments away and offers an excellent range of local shops and restaurants, and Whitstable town is less than 1 mile distant with the bustling High Street providing a wide range of shopping facilities as well as fashionable restaurants and recreational amenities.

Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall
- Kitchen/Living Room 31'8" x 23'8" (9.65m x 7.21m)
- Snug 11'11" x 11'11" (3.63m x 3.63m)
- Study 17'3" x 11'5" (5.26m x 3.48m)
- Bedroom 5 15'10" x 10'5" (4.83m x 3.18m)
- En-Suite Shower Room
- Utility 8'7" x 6'4" (2.62m x 1.93m)
- Cloakroom

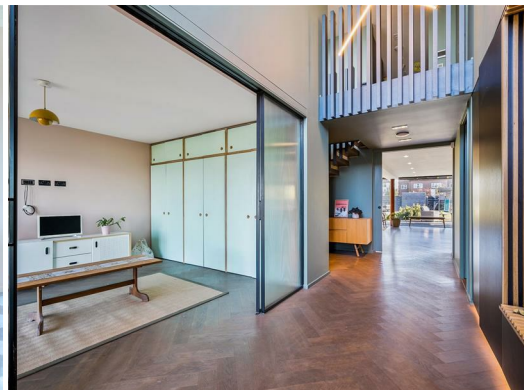
#### FIRST FLOOR

- Sitting Room 21'2" x 16'6" (6.45m x 5.03m)
  - Balcony
  - Bedroom 1 14'7" x 11'5" (4.45m x 3.48m)
  - Balcony
  - Dressing Room 11'6" x 7'2" (3.51m x 2.18m)
  - En-Suite Shower Room
  - Bedroom 2 17" x 11'9" (0.48m x 3.58m)
  - Bedroom 3 14' x 12' (4.27m x 3.66m)
  - Bedroom 4 17'2" x 8'11" (5.23m x 2.72m)
  - Bathroom
- OUTSIDE
- Garden 97'7" x 49'9" (29.74m x 15.16m)



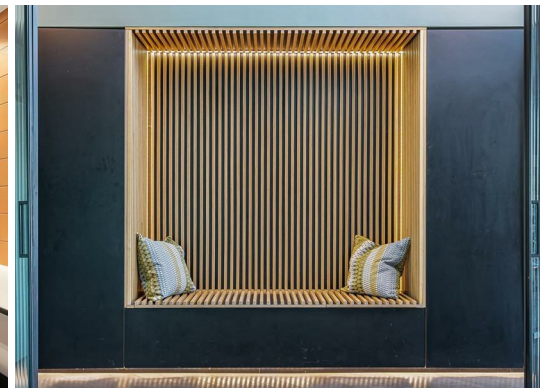














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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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### Ground Floor

Main area: approx. 179.2 sq. metres (1928.9 sq. feet)



### First Floor

Main area: approx. 163.8 sq. metres (1763.1 sq. feet)



Main area: Approx. 343.0 sq. metres (3692.0 sq. feet)





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