



CHRISTOPHER HODGSON

Tankerton, Whitstable

76 Castle Road, Tankerton, Whitstable, Kent, CT5 2EB

Freehold

An exciting opportunity to acquire a substantial freehold building enjoying an elevated position in a sought-after and highly convenient location, conveniently positioned for access to central Whitstable, Tankerton slopes and seafront, cafés, restaurants, and Whitstable station (400 metres). The area has excellent local schooling options.

There is potential to remodel the building to create an exceptional family home over three floors, which would benefit from generous accommodation and far-reaching views towards the sea (subject to all necessary consents and approvals being obtained).

Being sold with vacant possession and no onward chain, the building currently comprises a large ground-floor commercial premises, including a dance studio,

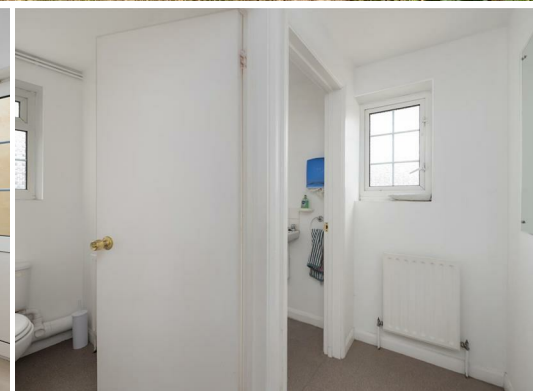
kitchen, dressing room, and cloakrooms. Change of use to residential has been granted under reference CA/24/02278.

The first floor is occupied by a spacious two-bedroom maisonette flat which benefits from a large balcony and terrace to the rear, and its own private entrance via an external staircase. In addition, there is a large loft space which is thought suitable for conversion to create additional living accommodation.

To the rear, there is a lawned garden and a detached double garage, and ample off-street parking, accessed via a shingled driveway from Teynham Road.

Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council; www.canterbury.gov.uk/planning.

LOCATION Castle Road is amongst the most sought after addresses in central Tankerton, 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 is 0.4 miles distant, with high speed Javelin services to London (St Pancras) with a journey time of approximately 73 minutes. The service to London (Victoria) is approximately 80 minutes. Central Whitstable is approximately 0.8 of 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, the harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.	GROUND FLOOR	
	• Entrance Hall • Kitchen 10'4" x 8'10" (3.17m x 2.70m) • Cloakroom • Studio 28'5" x 26'10" (8.67m x 8.18m) • Dressing Room 18'6" x 7'9" (5.64m x 2.37m) • Cloakrooms	• En-Suite Shower Room 8'1" x 5'10" (2.48m x 1.80m) • Bedroom 2 12'9" x 9'0" (3.91m x 2.76m) • Shower Room 9'0" x 6'3" (2.76m x 1.93m) • Balcony 18'6" x 7'4" (5.65m x 2.26m)
	FIRST FLOOR	ATTIC
ACCOMMODATION The accommodation and approximate measurements (taken at maximum points) are:	• Entrance Hall • Sitting Room 19'6" x 15'9" (5.96m x 4.82m) • Kitchen 11'10" x 8'8" (3.61m x 2.66m) • Bedroom 1 12'10" x 9'3" (3.92m x 2.82m)	OUTSIDE
		• Double Garage 18'6" x 18'2" (5.64m x 5.55m) • Garden 46" x 32" (14.02m x 9.75m)









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

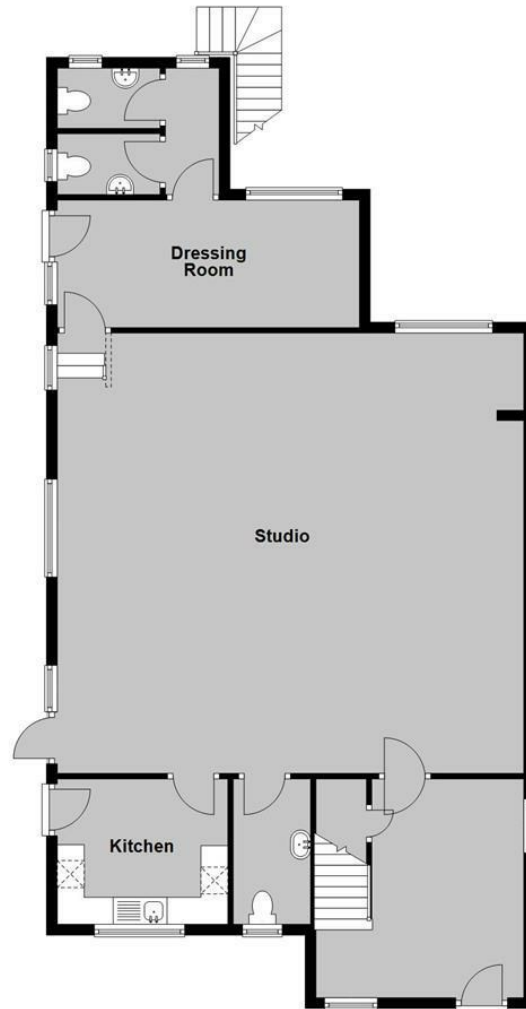
First Floor Flat = D (62)
Ground Floor Studio = C (68)

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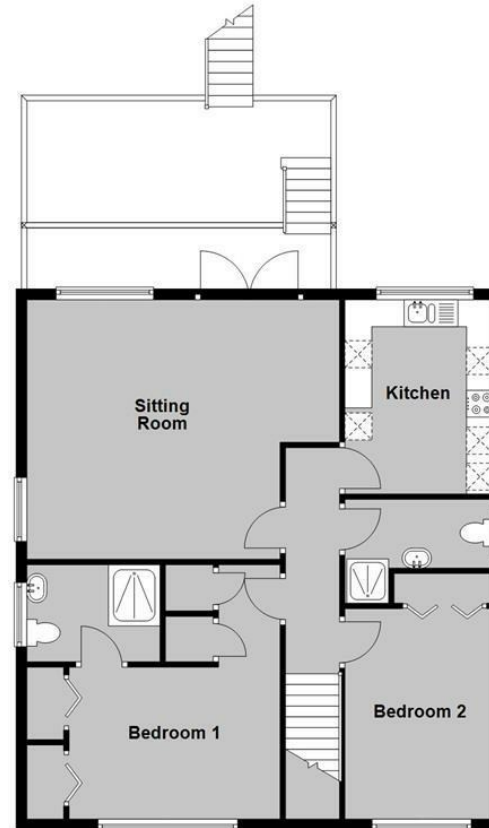
Ground Floor

Main area: approx. 121.8 sq. metres (1310.6 sq. feet)
Plus garages: approx. 31.3 sq. metres (337.0 sq. feet)



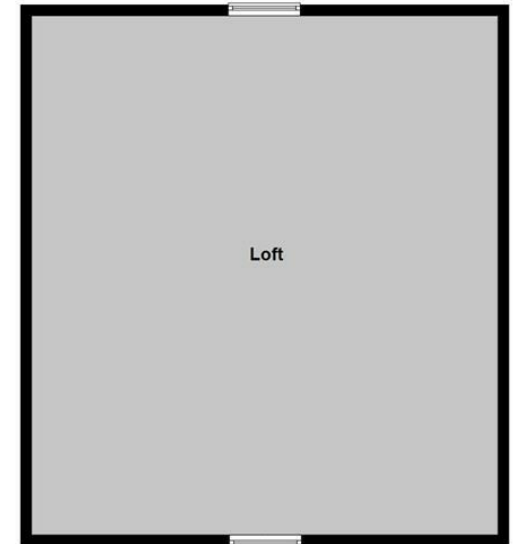
First Floor

Approx. 84.0 sq. metres (903.9 sq. feet)



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Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus loft space: approx. 83.6 sq. metres (900.0 sq. feet)



Main area: Approx. 205.7 sq. metres (2214.5 sq. feet)
Plus garages: approx. 31.3 sq. metres (337.0 sq. feet)
Plus loft space: approx. 83.6 sq. metres (900.0 sq. feet)



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