

CHRISTOPHER HODGSON



Tankerton, Whitstable
£695,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

91 Northwood Road, Tankerton, Whitstable, Kent, CT5 2HE

A beautifully presented detached family home situated in a prime location within central Tankerton, conveniently positioned in close proximity of shops and amenities on Tankerton Road, highly regarded schools, Whitstable station (0.8 miles) and 400 metres from Tankerton Slopes and seafront.

The exceptionally spacious and versatile accommodation has been significantly extended and now totals 1387 sq ft (129 sq m). The ground floor is arranged to provide an entrance porch, entrance hall, a large open-plan kitchen/living room with wood burning stove and doors opening to the rear garden, a reception room / fourth

bedroom, and a shower room. To the first floor there are three spacious bedrooms and a bathroom. To the second floor there is a loft room.

Outside, the rear garden extends to 38 ft (11.60 m) and has been thoughtfully landscaped to include a natural stone terrace spanning the width of the property. To the rear garden there is a cabin which would suit a variety of uses, and a detached garage which is accessed via a right of way from either Graystone Road or Manor Road.

A smartly finished block paved driveway to the front of the house provides an area of off street parking.



LOCATION

Northwood 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 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. Whitstable is approximately 0.5 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.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Living Room / Kitchen 34'4" x 17'11" (10.49m x 5.47m)

- Reception Room / Bedroom 4 11'6" x 11'5" (3.51m x 3.48m)
- Shower Room

FIRST FLOOR

- Bedroom 1 11'6" x 11'6" (3.51m x 3.51m)
- Bedroom 2 11'9" x 10'7" (3.59m x 3.23m)
- Bedroom 3 8'4" x 6'0" (2.55m x 1.84m)
- Bathroom 9'0" x 7'10" (2.76m x 2.40m)

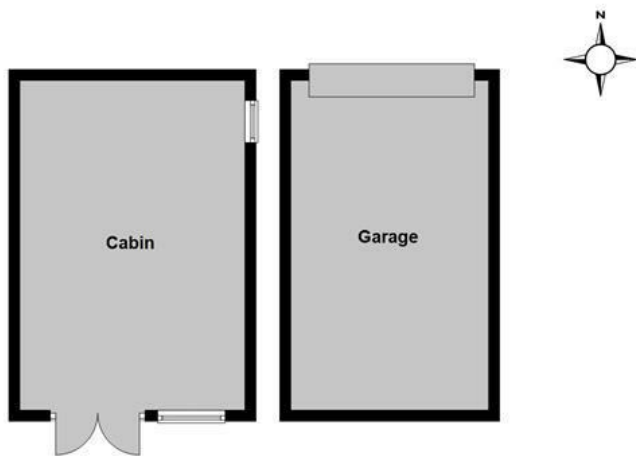
SECOND FLOOR

- Loft Room 11'11" x 11'4" (3.65m x 3.46m)

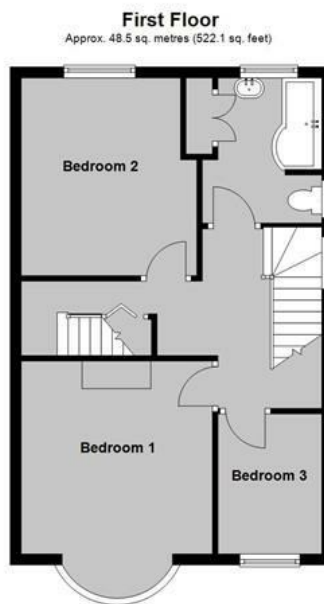
OUTSIDE

- Garden 37'11" x 27'11" (11.58m x 8.53m)
- Cabin 19'8" x 13'5" (6.00m x 4.10m)
- Garage 19'8" x 11'9" (6.00m x 3.60m)

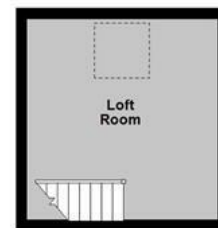




Ground Floor
Main area: approx. 67.7 sq. metres (728.9 sq. feet)
Plus garages, approx. 21.6 sq. metres (232.5 sq. feet)
Plus outbuildings, approx. 24.6 sq. metres (264.5 sq. feet)



Second Floor
Approx. 12.6 sq. metres (135.8 sq. feet)



Main area: Approx. 128.8 sq. metres (1386.9 sq. feet)
Plus garages, approx. 21.6 sq. metres (232.5 sq. feet)
Plus outbuildings, approx. 24.6 sq. metres (264.5 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient (A+)	A+		
Energy efficient (A)	A		
Decent (B)	B		
Below average (C)	C		
Needs improvement (D)	D		
Low energy efficient (E)	E		
Needs improvement (F)	F		
Low energy efficient (G)	G		
Energy Efficiency Rating		65	72
England & Wales		ED1 Domestic properties	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

