

CHRISTOPHER HODGSON

Tankerton, Whitstable

38 St. Annes Road, Tankerton, Whitstable, Kent, CT5 2DP

Freehold

A spacious detached house enjoying a much sought-after position in one of central Tankerton's most desirable roads. This superb family home is conveniently positioned within close proximity of shops and amenities, highly regarded schools, a short stroll from Tankerton Slopes and seafront, and Whitstable mainline railway station (0.5 miles).

The generously proportioned accommodation would now benefit from a degree of modernisation, and is arranged on the ground floor to provide an entrance porch, entrance hall, a sitting room with doors opening to the garden, a dining room, a kitchen, a utility room, and a cloakroom. The first floor comprises four double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom. There is scope to extend and remodel the existing accommodation (subject to obtaining all necessary consents and approvals).

The established and mature rear garden extends to 74ft (22m) and incorporates a paved seating area and garden shed. A gated block paved driveway provides ample off-street parking and access to an integral double garage. No onward chain.

LOCATION
St Annes 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 minutes of Tankerton slopes, the seafront, shops, bus routes, cafes and and other amenities. The popular town of 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, café bars, the harbour and recreational and leisure amenities.

Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction with its now celebrated 'Regency' style gardens and is moments from Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Whitstable mainline railway stations offer 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.

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

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 17'2" x 14'4" (5.22m x 4.37m)
- Dining Room 9'11" x 9'10" (3.03m x 3.00m)
- Kitchen 13'7" x 10'0" (4.15m x 3.05m)
- Utility Room 8'3" x 5'11" (2.51m x 1.80m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 17'1" x 14'6" (5.20m x 4.42m)
- En-Suite Shower Room
- Bedroom 2 16'0" x 9'2" (4.88m x 2.79m)
- Bedroom 3 13'0" x 9'2" (3.96m x 2.79m)
- Bedroom 4 11'2" x 10'6" (3.40m x 3.20m)
- Bathroom

OUTSIDE

- Garden 74'8" x 38'6" (22.76m x 11.73m)
- Double Garage 16'10" x 16'2" (5.13m x 4.93m)

















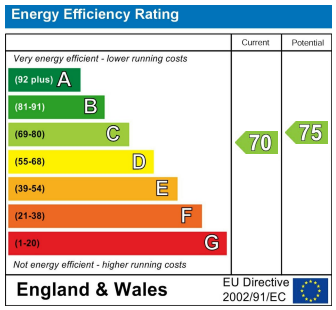




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Main area: Approx. 148.4 sq. metres (1597.3 sq. feet)

Plus garages, approx. 24.8 sq. metres (267.3 sq. feet)

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