

CHRISTOPHER HODGSON



Tankerton, Whitstable
£650,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Oakmere Kingsdown Park, Tankerton, Whitstable, Kent, CT5 2DT

A generously proportioned detached family home occupying a favourable position in one of Tankerton's most sought-after locations, less than 500 metres from the beach and within easy reach of shops and amenities on Tankerton Road, highly regarded schools, bus routes and Whitstable railway station (0.6 miles).

The bright and spacious accommodation extends to approximately 1,553 sq ft (144 sq m), including the garage, and is arranged on the ground floor to provide an entrance hall, a substantial living room open-plan to a dining room, a kitchen/breakfast room and a cloakroom.

To the first floor are three double bedrooms, including a principal bedroom with en-suite bathroom, together with

a family shower room. The property would now benefit from a programme of updating and improvement, and offers considerable scope for extension and/or remodelling, subject to consent.

Outside, the mature and well-established rear garden is a particularly attractive feature of the property, extending to approximately 51ft (15m) and providing an ideal space in which to relax and entertain. A driveway provides off-street parking and access to the attached garage.

No onward chain.



LOCATION

Kingsdown Park is one of Tankerton's most desirable roads, conveniently situated within easy reach of Tankerton Slopes, the beach, local shopping facilities on Tankerton Road, bus routes and Whitstable railway station. Whitstable is a fashionable town by the sea renowned for its working harbour, independent shops, highly regarded restaurants and watersports facilities. The bustling High Street and Harbour Street offer an excellent range of boutiques, cafés and eateries. Whitstable station provides frequent services to London Victoria, whilst the high-speed Javelin service offers access to London St Pancras. The Cathedral City of Canterbury is approximately 7.5 miles distant and offers an extensive range of cultural, educational and leisure amenities.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Living Room 24'2" x 13'0" (7.37m x 3.95m)
- Dining Room 12'1" x 9'6" (3.68m x 2.89m)

- Kitchen/ Breakfast Room 15'0" x 8'11" (4.58m x 2.73m)

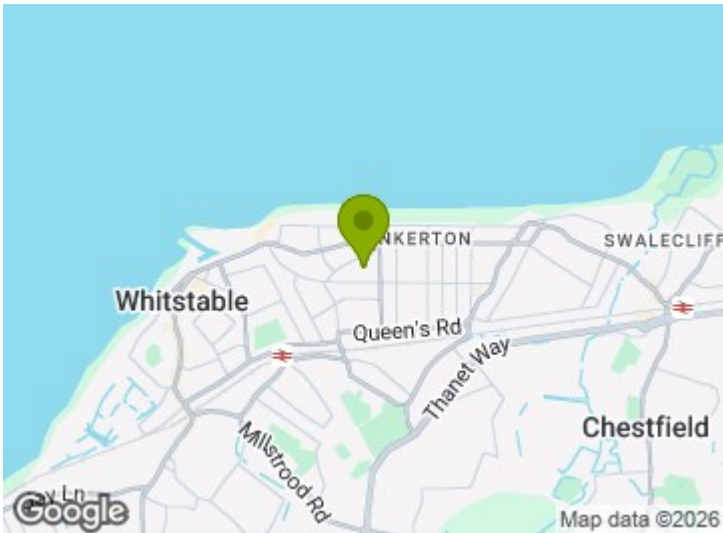
- Cloakroom

FIRST FLOOR

- Bedroom 1 12'0" x 15'5" (3.66m x 4.71m)
- En-suite Bathroom
- Bedroom 2 11'11" x 15'5" (3.62m x 4.71m)
- Bedroom 3 12'2" x 8'11" (3.70m x 2.72m)
- Shower Room

OUTSIDE

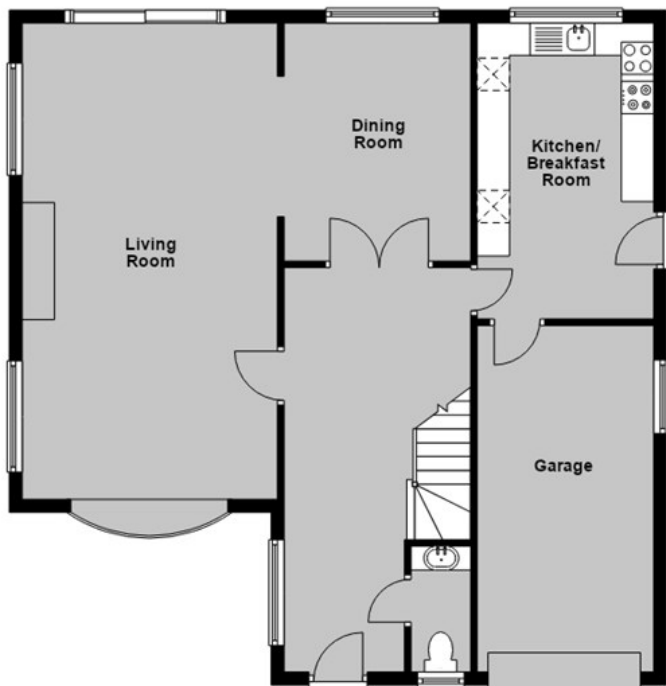
- Garden 51' x 45' (15.54m x 13.72m)
- Garage 17'7" x 8'11" (5.36m x 2.73m)





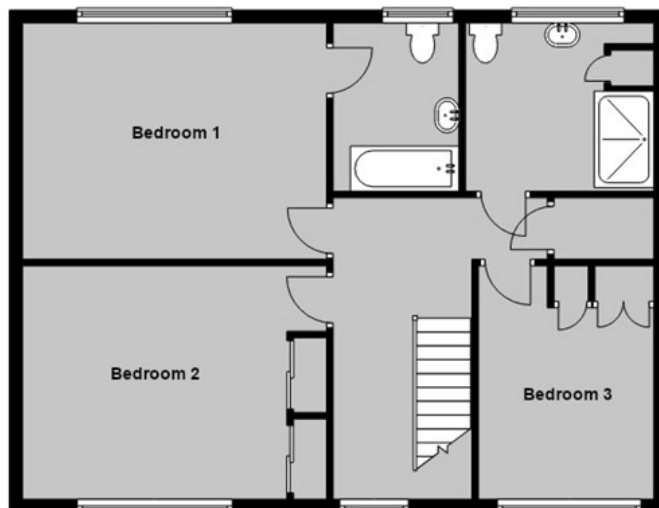
Ground Floor

Main area: approx. 72.2 sq. metres (777.2 sq. feet)
Plus garage, approx. 14.7 sq. metres (157.7 sq. feet)



First Floor

Approx. 72.1 sq. metres (775.6 sq. feet)



Main area: Approx. 144.3 sq. metres (1552.8 sq. feet)
Plus garages, approx. 14.7 sq. metres (157.7 sq. feet)

Council Tax Band F. The amount payable under tax band F for the year 2026/2027 is £3,463.76.

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 (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	F		
Worst energy efficiency (oldest properties)	G		
Energy Efficiency Rating		63	75
England & Wales			

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

