

CHRISTOPHER HODGSON

Tankerton, Whitstable

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

Freehold

This stylish detached bungalow is an exercise in smart, considered architecture creating a truly unique modern home. This stunning home has been remodelled with clever use of space and attention to detail throughout, finished with quality fittings and bespoke joinery. Vaulted ceilings provide a sense of volume, whilst clever design features create a light filled, contemporary living space.

The property is situated on one of Tankerton's most desirable roads, less than 500 metres from Tankerton slopes and seafront and within close proximity of shops and amenities, bus routes, highly regarded schools, Whitstable High Street and Whitstable station (0.7 miles).

The generously proportioned accommodation is arranged to provide an entrance porch, a reception hall with wood burning stove, a sleek modern kitchen/dining room with handmade units by Uncommon Projects, a living room with sliding doors opening onto decking, three generous bedrooms (one currently furnished as a study), and a smartly fitted shower room.

The gardens enjoy a South Easterly aspect and extend to 58ft (18m) having been thoughtfully designed by a landscape architect to reflect a modern take on coastal planting.

LOCATION
Kingsdown Park is ideally positioned for access to local shopping facilities on Tankerton Road, Tankerton slopes, the beach and local bus routes. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops and you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle, offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. Whitstable mainline railway station (0.7 of a mile distant) provides frequent services to London (Victoria) with a journey time of approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 provides a dual carriage way link to the M2/ A2 giving access to the Channel ports and motorway network.

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

GROUND FLOOR

- Entrance Porch
- Reception Hall 15'0" x 11'9" (4.57m x 3.57m)
- Living Room 17'10" x 11'1" (5.44m x 3.38m)
- Kitchen / Dining Room 11'11" x 11'10" (3.64m x 3.60m)
- Bedroom 1 11'10" x 11'0" (3.61m x 3.35m)
- Bedroom 2 / Study 12'7" x 8'2" (3.84m x 2.50m)
- Bedroom 3 with Mezzanine 9'3" x 8'11" (2.81m x 2.73m)
- Shower Room 12'5" x 5'11" (3.78m x 1.80m)

OUTSIDE

- Garden 40'7" x 29' (12.37m x 8.84m)
- Garden Storage 16'5" x 4'7" (5.00m x 1.40m)


Capturing
Nature



















Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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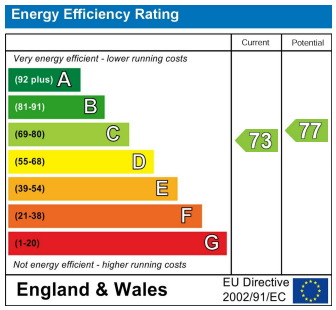

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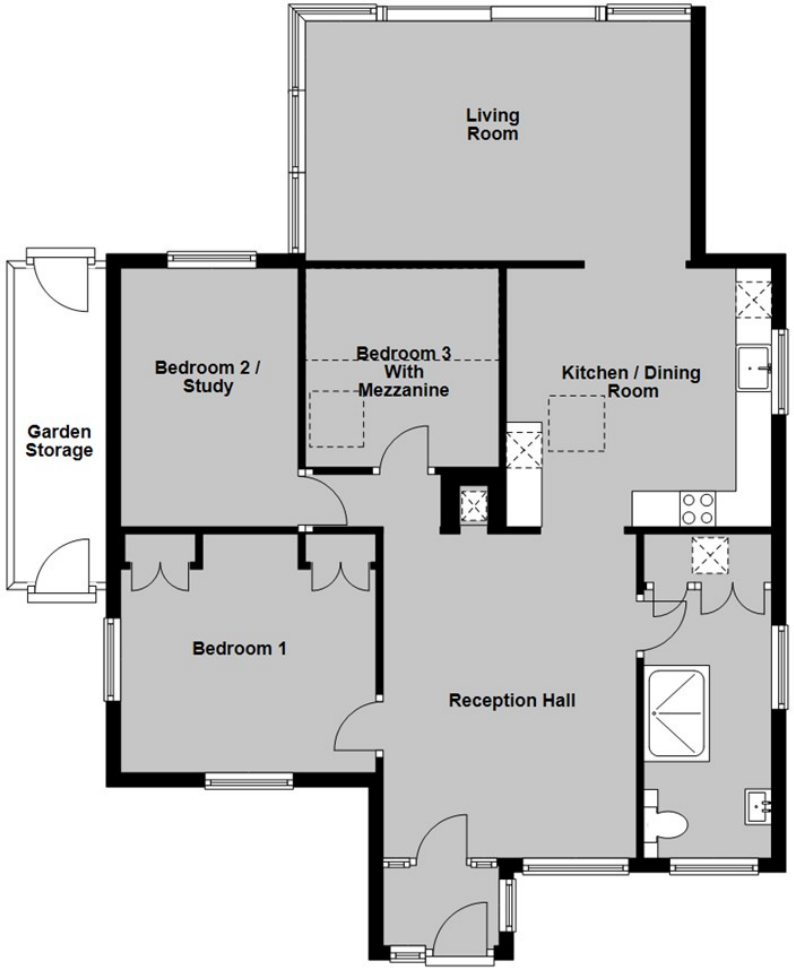
Ground Floor

Approx. 92.6 sq. metres (996.7 sq. feet)



Total area: approx. 92.6 sq. metres (996.7 sq. feet)

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