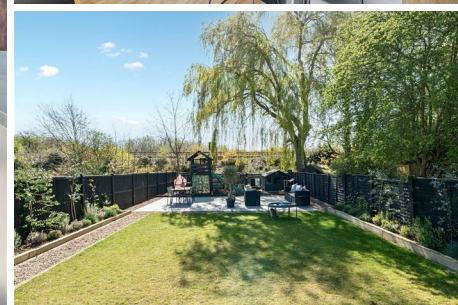
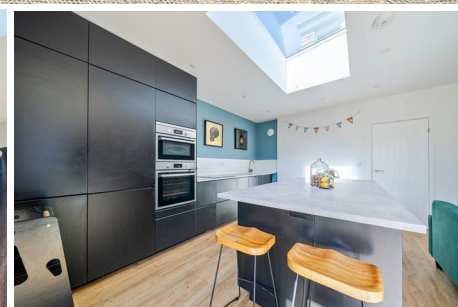


CHRISTOPHER HODGSON



Tankerton, Whitstable

£550,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

112 Swalecliffe Road, Tankerton, Whitstable, Kent, CT5 2QA

A significantly extended semi-detached chalet bungalow ideally situated in a desirable location within walking distance of Tankerton slopes and seafront (0.7 miles), shops, bus routes, Swalecliffe Primary School, and Chestfield and Swalecliffe station (0.6 miles).

The exceptionally spacious and beautifully presented accommodation is arranged on the ground floor to provide an entrance hall, an open-plan living room with a contemporary kitchen and sliding doors opening to the garden, a utility room, two double bedrooms, and a family bathroom. To the first floor, there is a further double

bedroom with an en-suite cloakroom and a Juliet balcony overlooking the garden.

The south-facing garden extends to 77ft (23m) and is a particularly attractive feature of the property, providing a secluded environment in which to relax or entertain. A driveway provides an area of off-street parking.



LOCATION

Swalecliffe Road is situated in a much sought after location, conveniently positioned for access to Tankerton. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Chestfield and Swalecliffe railway station (0.6 of mile distant) offers frequent services to London (Victoria) approximately 83 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 76 minutes. The popular town of Whitstable is 1.6 miles distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, 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 Hall
- Living Room/Kitchen 23'0" x 15'4" (7.01m x 4.67m)
- Utility Room 9'4" x 7'1" (2.84m x 2.16m)

- Bedroom 2 13'0" x 11'5" (3.97m x 3.47m)
- Bedroom 3 9'11" x 9'4" (3.03m x 2.84m)
- Bathroom 10'10" x 9'4" (3.30m x 2.84m)

FIRST FLOOR

- Bedroom 1 24'1" x 20'10" (7.35m x 6.35m)
- En-Suite Cloakroom

OUTSIDE

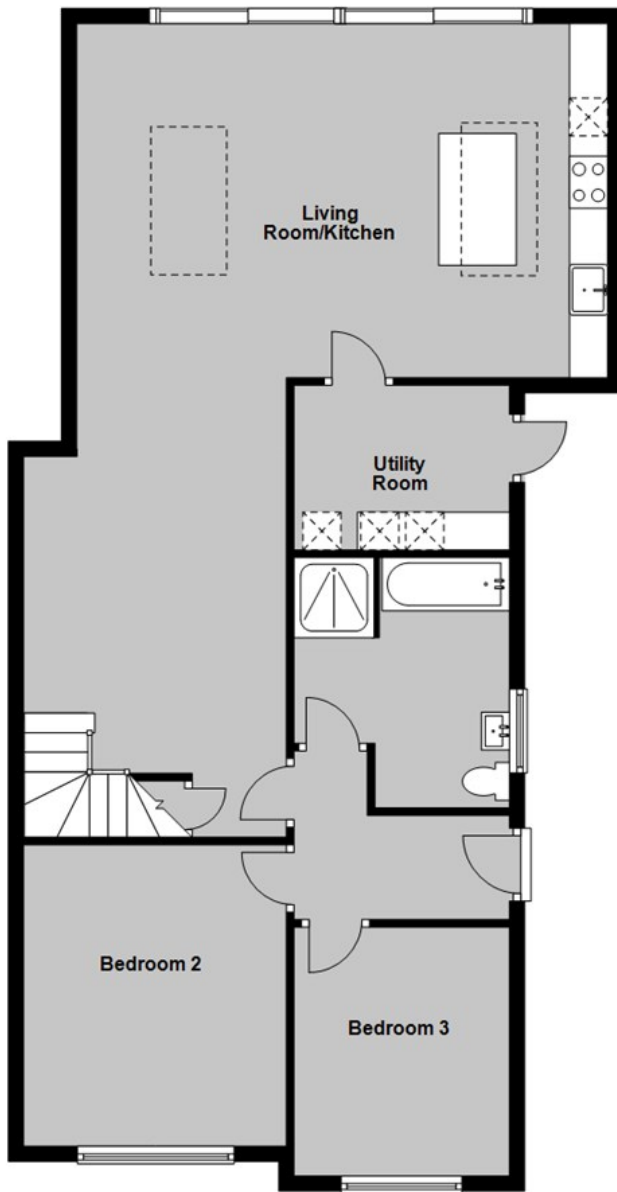
- Garden 77'8" x 32' (23.67m x 9.75m)





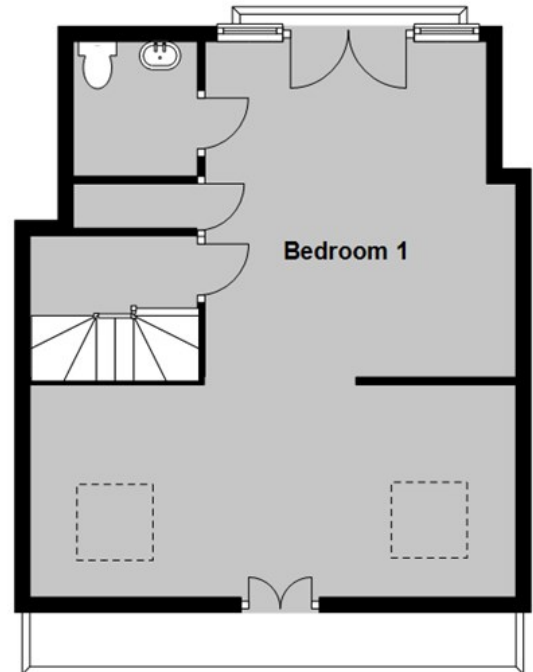
Ground Floor

Approx. 97.9 sq. metres (1053.9 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.7 sq. feet)



Total area: approx. 142.9 sq. metres (1538.6 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,131.55.

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green)	A		
Energy Efficient (Light Green)	B		
Decent (Yellow)	C	77	81
Needs Improvement (Orange)	D		
Needs Improvement (Red)	E		
Very Poor (Dark Red)	F		
Very Poor (Darkest Red)	G		

England & Wales
EPC Directive
2002/91/EC

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