CHRISTOPHER HODGSON









Tankerton, Whitstable

£215,000 Leasehold - Share of Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

159C Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AP

A bright and spacious ground-floor garden flat in the heart of central Tankerton, within close proximity of shops, bus routes, Tankerton Slopes and seafront, and within walking distance of Whitstable station (1 mile).

The generously proportioned and smartly presented accommodation is arranged to provide a private entrance with an entrance porch, a living room, a kitchen, a double bedroom, and a well-appointed bathroom.

Outside, there is a private rear garden extending to 59ft (18 m) and a detached garage, which is accessed via Graystone Road.

The property is being sold with the remainder of a 999-year lease and a share of the freehold. No onward chain.







LOCATION
Tankerton Road is a much sought after road in central Tankerton, conveniently positioned for access to shops on 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 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. The popular town of Whitstable is approximately 0.9 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

• Living Room 18'8" x 12'5" (5.70m x 3.78m)

• Kitchen 12'2" x 7'4" (3.71m x 2.24m)

• Bedroom 11'11" x 8'11" (3.63m x 2.72m)

• Bathroom

OUTSIDE

• Garden 59' x 13' (17.98m x 3.96m)

• Garage 17'4" x 8'8" (5.28m x 2.64m)

LEASE
The property is being sold with the remainder of a 999 year lease from 29th September 1986 (subject to confirmation from vendor's solicitor).

SHARE OF FREEHOLD
The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).

SERVICE CHARGE
We have been advised that the Service Charge for the year 2025/2026 will be £50 per month (subject to confirmation from vendor's solicitor).

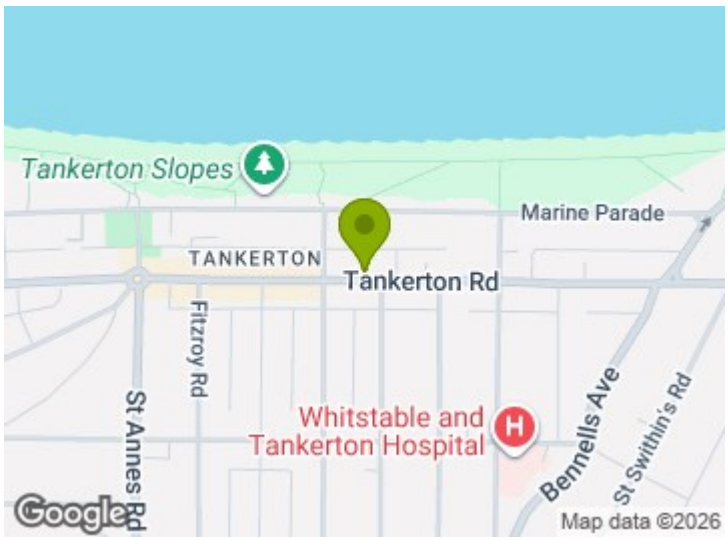
GROUND RENT
NIL (subject to confirmation from vendor's solicitor).

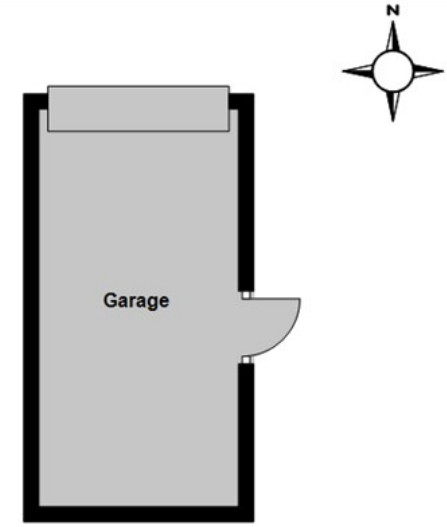






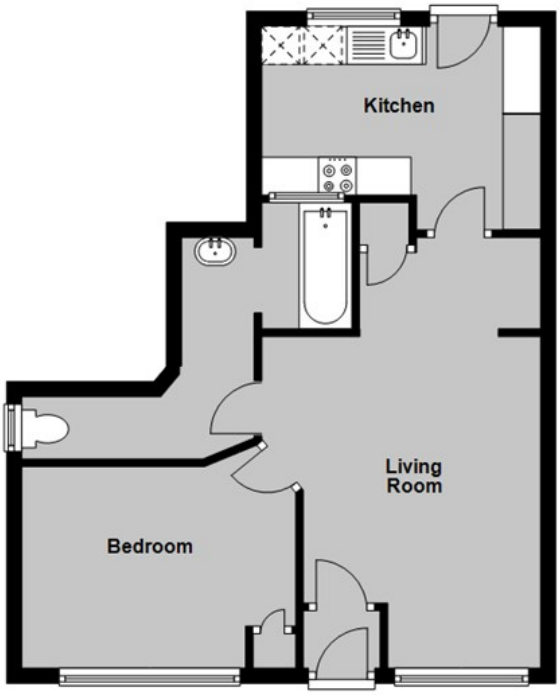



Tankerton Slopes
Marine Parade
TANKERTON
Tankerton Rd
Fitzroy Rd
St Annes Rd
Whitstable and
Tankerton Hospital
Bemells Ave
St Swithin's Rd
Google
Map data ©2026



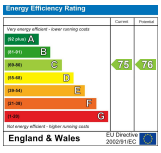
Ground Floor

Main area: approx. 45.3 sq. metres (487.5 sq. feet)
Plus garages, approx. 14.0 sq. metres (150.7 sq. feet)



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Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.



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