



CHRISTOPHER HODGSON

Tankerton, Whitstable

25a Baddlesmere Road, Tankerton, Whitstable, Kent, CT5 2LD

Freehold

An exceptional contemporary home, situated in a highly desirable and convenient central location, moments from shops and amenities, Tankerton Slopes and the seafront (320 metres), and a short stroll to Whitstable station which is one mile distant.

This impressive family home has been finished to a high specification throughout and has been designed with both style and function in equal measure, featuring vaulted ceilings and large, light-filled open-plan living accommodation.

The property comprises an entrance hall, a spacious sitting/dining room with vinyl herringbone floor tiles, opening to a stylish German-manufactured designer kitchen by Schuller, with full-height bi-folding doors leading to the west-facing garden. There is a utility room, ground floor cloakroom, galleried landing overlooking the living space, four double bedrooms and three luxurious bathrooms, including the principal

bedroom suite with dressing area and Juliet balcony.

The beautifully landscaped rear garden includes a natural pond, and a detached garden studio offers versatile accommodation, ideal as a home office or for a variety of other uses. The garden also features a granite stone slab patio beneath a substantial pergola with electronically operated blinds, creating the perfect setting for entertaining. A smartly laid driveway to the front of the house provides off-road parking for a number of vehicles. The property further benefits from the remainder of a 10-year structural warranty.

LOCATION Baddlesmere Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both 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 station offers 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. Whitstable is approximately 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, working 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 • Entrance Hall • Living Room 31'10" x 14'4" (9.70m x 4.37m) • Kitchen 18'0" x 8'7" (5.49m x 2.62m) • Utility Room 8'2" x 6'9" (2.51m x 2.06m) • Bedroom 4/Study 12'9" x 9'10" (3.89m x 3.00m) • En-Suite Shower Room • Cloakroom FIRST FLOOR	• Bedroom 1 19'10" x 17'9" (6.05m x 5.41m) • En-Suite Bathroom • Bedroom 2 12'10" x 9'9" (3.90m x 2.98m) • Bedroom 3 12'10" x 9'9" (3.90m x 2.98m) • Bathroom OUTSIDE • Rear Garden 65" x 36" (19.81m x 10.97m) • Garden Studio Warranty Remainder of a 10 Year insurance backed structural warranty provided by Checkmate (subject to confirmation from the vendors solicitors).
--	---	--









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

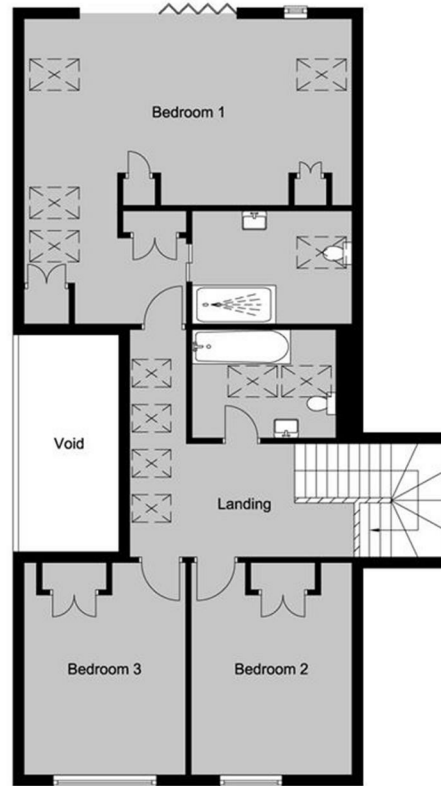
Ground Floor

Main area: approx. 101.5 sq. metres (1092.5 sq. feet)



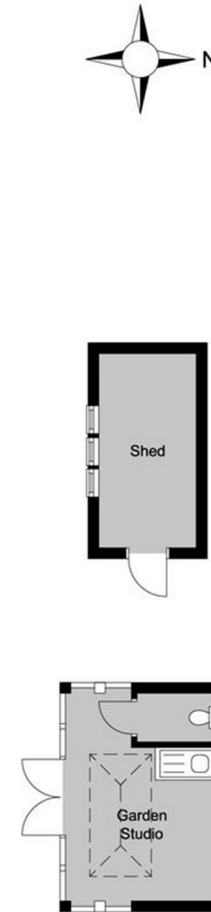
First Floor

Main area: approx. 79.8 sq. metres (859.0 sq. feet)



Outbuildings

Main area: approx. 17.5 sq. metres (188.4 sq. feet)



Main area: Approx. 181.3 sq. metres (1951.5 sq. feet)

Plus Outbuildings: Approx. 17.5 sq. metres (188.4 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe