Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Tankerton, Whitstable

£450,000 Freehold

...for Coastal, Country & City living.

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Tankerton, Whitstable

49 Kemp Road, Tankerton, Whitstable, Kent, CT5 2PY

A significantly extended and beautifully presented detached bungalow in a desirable location accessible to shops, schools, bus routes, the seafront and Chestfield & Swalecliffe station (0.4 miles).

The bright and spacious accommodation is arranged to provide an entrance hall, a sitting room with a open coal/wood fire place, open-plan to the dining room, a contemporary kitchen, three bedrooms. a shower room and a separate cloakroom.

The gardens to the front and rear of the bungalow have been designed for ease of maintenance. The rear garden enjoys a Westerly aspect and extends to 50 ft (15 m), incorporating a summer house and a workshop, which was formerly a garage. No onward chain.

Location
Kemp 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 station (0.4 miles distant) and Whitstable station (1.4 miles distant) offer frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The popular town of Whitstable is than 1.8 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.

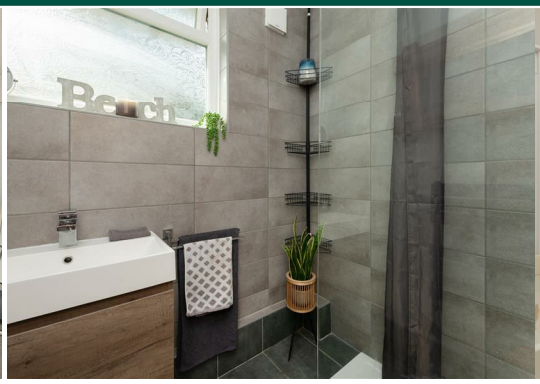
- **Entrance Hall**

- **Sitting Room**
14'11" x 11'5" (4.55m x 3.49m)
at maximum points.

- **Dining Room**
20'8" x 10'0" (6.30m x 3.05m)
at maximum points.

- **Kitchen**
11'4" x 8'6" (3.46m x 2.58m)
at maximum points.

- **Bedroom 1**
15'0" x 9'7" (4.58m x 2.92m)
at maximum points.



• **Bedroom 2**
10'4" x 8'5" (3.15m x 2.58m)
at maximum points.

• **Bedroom 3**
8'4" x 7'1" (2.54m x 2.15m)
at maximum points.

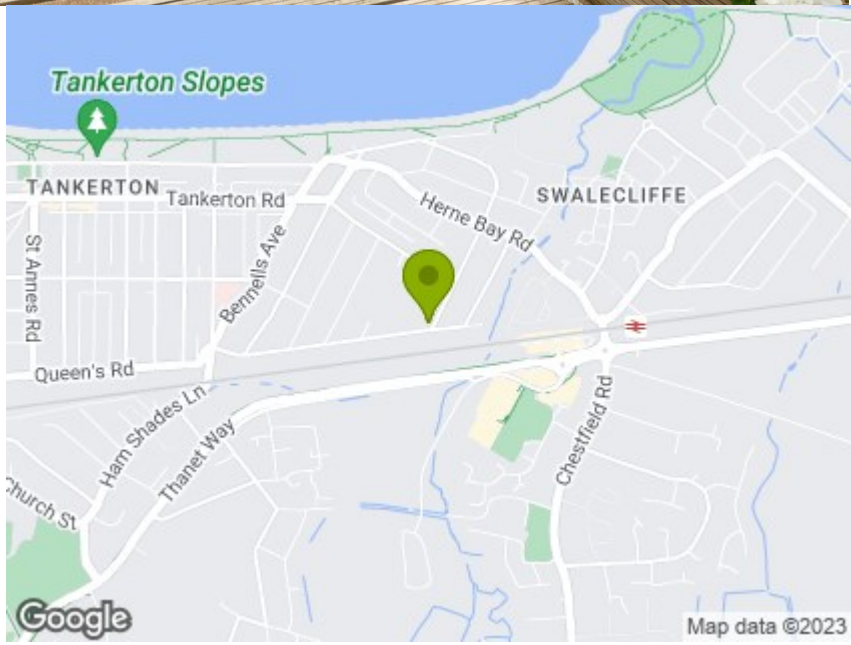
• **Shower Room**
5'9" x 5'5" (1.75m x 1.65m)
at maximum points.

• **Cloakroom**
3'9" x 2'5" (1.14m x 0.74m)
at maximum points.

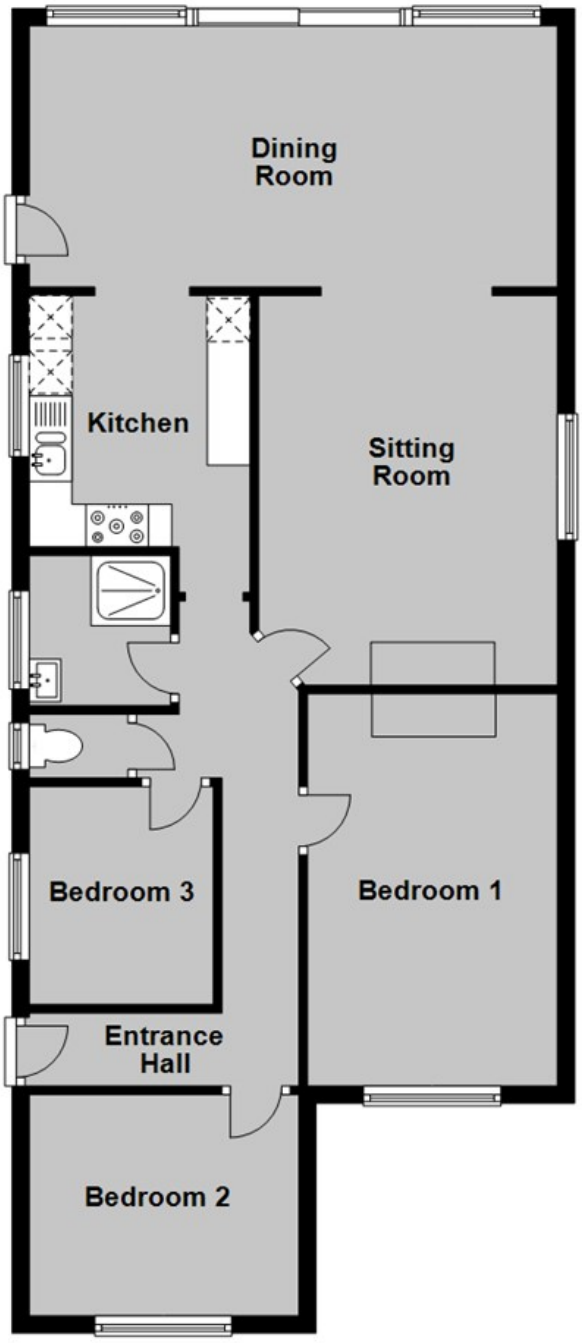
OUTSIDE

• **Rear Garden**
50' x 25' (15.24m x 7.62m)
at maximum points.

Video Tour Available
Please view the video tour for this property, and contact us to discuss arranging a viewing.



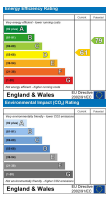
Ground Floor



Total area: approx. 85.2 sq. metres (917.1 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £1,775.92.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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