

CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**£750,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

# Tankerton, Whitstable

## 31 Kingsdown Park, Tankerton, Whitstable, Kent, CT5 2DT

A thoughtfully extended detached bungalow situated in a much sought-after road in central Tankerton, less than 500 metres from the beach and close to shops and amenities on Tankerton Road, schools, bus routes, and a short walk to Whitstable station (0.6 miles).

The bright, spacious, and beautifully presented accommodation is arranged to provide an entrance hall, a living room incorporating a contemporary kitchen with a range of integrated appliances and bi-folding doors opening to the garden, a utility room, three generous bedrooms, a study, and two stylish bathrooms, including

an en-suite shower room to the principal bedroom.

The landscaped gardens extend to 88 ft (26.8 m), incorporating several seating areas, a studio with a shower room and storage area, and a summer house which would suit a variety of uses. A block-paved driveway provides off-street parking for a number of vehicles.



### 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 Hall
- Living Room/Kitchen 21'2" x 11'5" (6.47m x 3.50m)

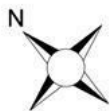
- Utility 10'3" x 6'0" (3.14m x 1.84m)
- Cloakroom
- Bedroom 1 14'1" x 11'1" (4.30m x 3.40m)
- En-Suite Shower Room
- Bedroom 2 13'2" x 8'8" (4.03m x 2.66m)
- Bedroom 3 11'3" x 8'1" (3.43m x 2.47m)
- Study 11'1" x 6'2" (3.39m x 1.9m)
- Bathroom

#### OUTSIDE

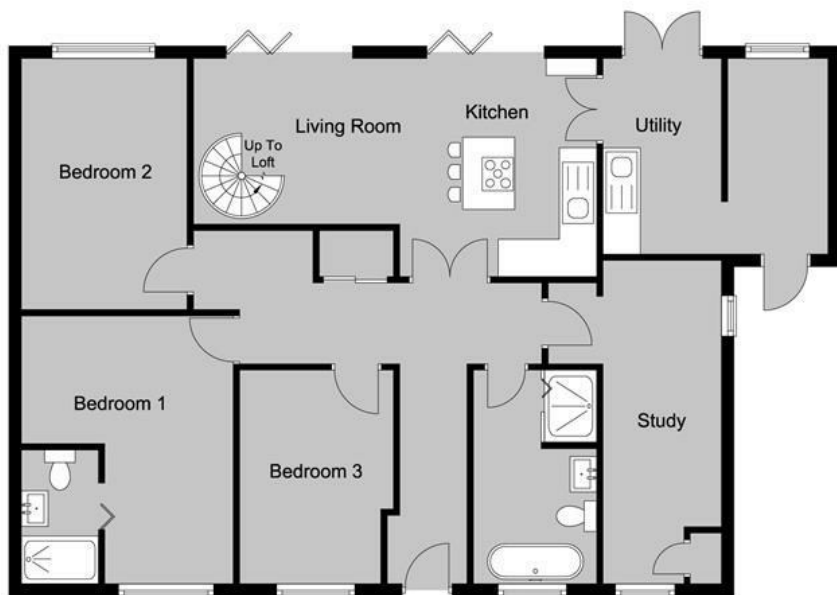
- Garden 88' x 52 (26.82m x 15.85m)
- Studio 12'1" x 9'6" (3.7m x 2.9m)
- Store
- Shower Room
- Summer House 9'10" x 8'6" (3m x 2.6m)
- Store







**Ground Floor**  
Approx. 100.0 sq. metres (1076.4 sq. feet)



**Outbuildings**  
Approx. 35.6 sq. metres (383.2 sq. feet)



**Main area: Approx. 100.0 sq. metres (1076.4 sq. feet)**  
**Plus Outbuildings: Approx. 35.6 sq. metres (383.2 sq. feet)**

**Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.**

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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	A	92-100
Energy efficient - lower running costs	B	81-91
Decent energy efficiency - lower running costs	C	69-80
Some energy efficiency - lower running costs	D	55-68
Not very energy efficient - higher running costs	E	41-54
Energy inefficient - higher running costs	F	21-40
Very energy inefficient - highest running costs	G	1-20
England & Wales		

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

