



Tankerton, Whitstable

£425,000 Freehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

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Tankerton, Whitstable

203 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AT

VIDEO TOUR AVAILABLE

An extended and smartly presented 1930's family home conveniently positioned within close proximity to shops and amenities on Tankerton Road, moments from Tankerton Slopes and seafront (160 metres) and a pleasant stroll along the beach to Whitstable town centre. Whitstable mainline station is 1.1 miles distant.

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, a generous sitting room, family room with wood burning stove, a smartly fitted kitchen opening to a breakfast room, and a cloakroom. The first floor comprises three double bedrooms and two bathrooms, including an en-suite shower room to the second bedroom.

The landscaped rear garden extends to 60ft (18m) and incorporates a detached garage, accessed via a 10 ft way from Tankerton Road. A driveway to the front of the house provides a further area of off street parking.



Location

Tankerton Road is a much sought after road, conveniently positioned for access to both Whitstable and Tankerton, local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre 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 which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

Accommodation

The accommodation and approximate measurements are:

- **Entrance Hall**
5'5" x 9'7" (1.66m x 2.92m)
at maximum points.
- **Sitting Room**
16'2" x 13'9" (4.92m x 4.18m)
- **Family Room**
13'9" x 11'5" (4.19m x 3.48m)
at maximum points.
- **Kitchen**
10'6" x 9'5" (3.20m x 2.86m)
at maximum points.
- **Breakfast/Dining Room**
10'3" x 9'5" (3.12m x 2.86m)
- **Landing**



• **Bedroom 1**
16'1" x 13'9" (4.90m x 4.19m)
at maximum points.

• **Bedroom 2**
10'11" x 10'8" (3.34m x 3.25m)
at maximum points.

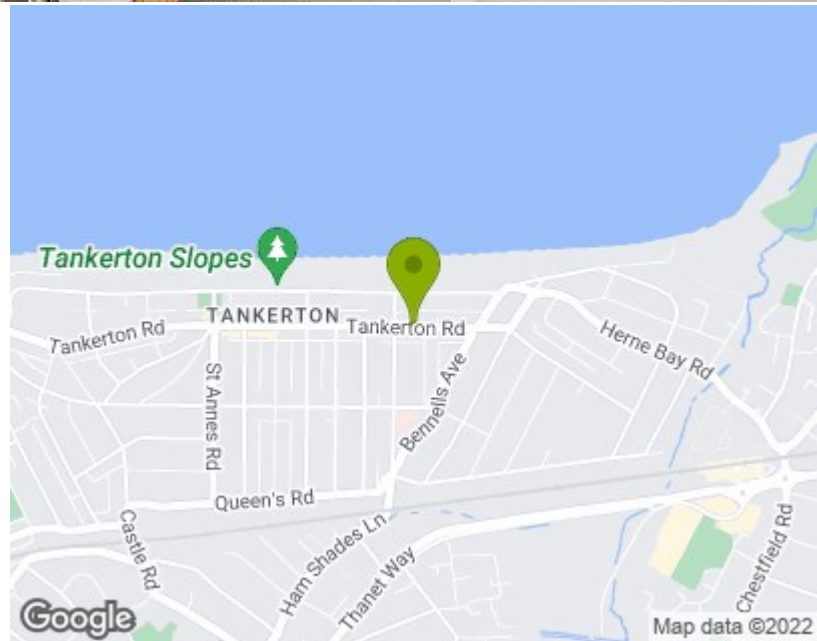
• **Bedroom 3**
10'6" x 9'5" (3.21m x 2.88m)

• **Bathroom**
8'6" x 5'11" (2.58m x 1.80m)
at maximum points.

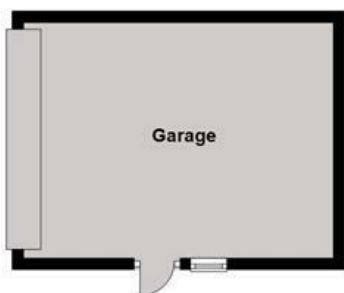
• **Rear Garden**
59' x 17' (17.98m x 5.18m)
at maximum points.

• **Garage**
17'7" x 13'5" (5.38m x 4.09m)
at maximum points.

Video Tour Available
We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



Ground Floor
Approx. 61.8 sq. metres (665.2 sq. feet)



First Floor
Approx. 52.8 sq. metres (568.6 sq. feet)



Total area: approx. 114.6 sq. metres (1233.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2020/2021 is **£1629.97**

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

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