



CHRISTOPHER HODGSON

Tankerton, Whitstable

45 St. Annes Road, Tankerton, Whitstable, Kent,

Freehold

An exceptional family home in one of Tankerton's most sought after roads, conveniently positioned for access to the seafront (600 metres), schools, shops and amenities, bus routes and Whitstable station (750 metres).

This distinctive newly built property totals approximately 2359 sq ft (219 sq m) and has been designed with both style and function in equal measure, providing spacious, light filled, open-plan living accommodation to include an entrance hall with three storey atrium above, an open-plan sitting/dining room, contemporary kitchen with separate pantry, a study, utility area, four double bedrooms and three bathrooms. The principal bedroom suite includes a dressing room and an en-suite bathroom.

The interior is beautifully presented and luxuriously appointed with high specification kitchen and bathroom fittings, and under floor heating throughout.

Externally, the generous rear garden enjoys a Westerly aspect and incorporates a natural stone terrace. A smartly paved driveway provides ample off road parking and includes a charging point for electric vehicles.

Location
St Annes Road is amongst the most sought after addresses in central Tankerton, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within minutes of Tankerton slopes, the seafront, shops, bus routes, cafes and and other amenities. The popular town of Whitstable is approximately 0.8 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, café bars, the harbour and recreational and leisure amenities.

Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction with its now celebrated 'Regency' style gardens and is moments from Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. 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.

Accommodation
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Three storey atrium with rooflight above
- Bespoke staircase with Oak treads and risers
- Cloaks cupboard
- Engineered Oak flooring
- Sitting Room 16'4" x 12'8" (4.97m x 3.86m)
- Eco wood burning stove
- Engineered Oak flooring
- Dining Area 14'2" x 14' (4.32m x 4.27m)
- Built-in seating area with storage beneath
- Bi-folding doors and casement doors opening to the rear garden
- Engineered Oak flooring
- Kitchen 14'9" x 13'9" (4.49m x 4.18m)
- Bespoke kitchen by Neptune with integrated Neff

- appliances including:
- Full height refrigerator
 - Freezer
 - Dishwasher
 - Double oven
 - Induction hob with downdraft extractor
 - Quartz work surfaces
 - Undermounted sink with mixer tap
 - Quooker instant hot/boiling water tap
 - Larder cupboard by Rochlin Bespoke
 - Shelving
 - Engineered Oak flooring
 - Study 10'8" x 10'8" (3.26m x 3.26m)
 - Built-in window seat with storage beneath
 - Engineered Oak flooring
 - Pantry 6'0" x 4'10" (1.83m x 1.48m)
 - Cabinetry by Neptune
 - Quartz work surfaces
 - Undermounted sink with mixer tap
 - Shelving
 - Engineered Oak flooring





- Shower Room 8'5" x 4'10" (2.57m x 1.47m)
- Wall hung wash basin & vanity unit with wall mounted taps
- Wall hung toilet
- Tiled shower enclosure with sliding door
- Backlit mirror
- Shaver socket

FIRST FLOOR

- Bedroom 1 17'0" x 14'2" (5.17m x 4.32m)
- Carpet
- Dressing Room 9'6" x 5'11" (2.89m x 1.80m)
- Fitted wardrobes
- En-Suite Bathroom
- Freestanding bath with wall mounted taps
- Wall hung wash basin & vanity unit with wall mounted taps
- Wall hung toilet
- Tiled shower enclosure with sliding door
- Backlit mirror
- Shaver socket
- Bedroom 2 12'1" x 10'8" (3.68m x 3.26m)
- Fitted wardrobe
- Carpet
- Bedroom 3 9'8" x 12'8" (2.95m x 3.87m)
- Fitted wardrobes
- Carpet

- Bedroom 4 9'11" x 10'6" (3.02m x 3.19m)
- Vaulted ceiling
- Sliding door to balcony with glass balustrade
- Fitted wardrobe
- Engineered Oak flooring

- Bathroom 7'10" x 7'6" (2.39m x 2.29m)
- Bath within tiled enclosure and with wall mounted taps
- Wall hung wash basin & vanity unit with wall mounted taps
- Wall hung toilet
- Backlit mirror
- Shaver socket

SECOND FLOOR

- Landing
- Cupboard housing hot water cylinder
- Attic Room 1 18'8" x 15'9" (5.70m x 4.80m)
- Attic Room 2 12'8" x 14'11" (3.86m x 4.55m)
- Attic Room 3 12'8" x 9'3" (3.86m x 2.83m)

OUTSIDE

- Garden

General Specification

- Central heating and hot water via air source heat pump

- Underfloor heating throughout
- The attic rooms to the second floor have been cabled and have underfloor heating, in readiness to create further accommodation in the future (subject to obtaining all necessary consents and approvals)

External:

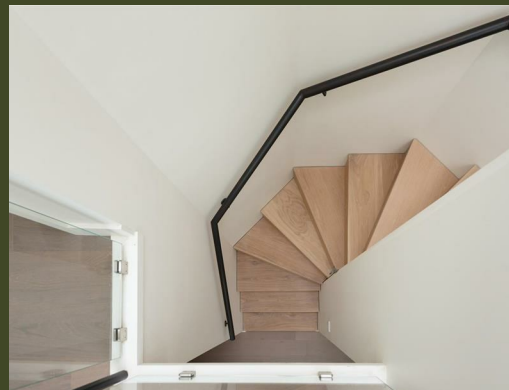
- Driveway for numerous vehicles
- Electric Vehicle charging point
- Large natural stone terrace

Warranty

10 Year Warranty provided by Q Assure

Video Tour

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













Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

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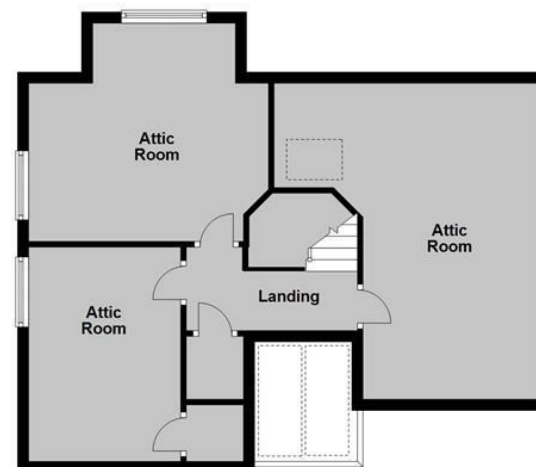
Ground Floor
Approx. 84.7 sq. metres (911.2 sq. feet)



First Floor
Approx. 77.3 sq. metres (832.2 sq. feet)



Second Floor
Approx. 57.2 sq. metres (615.5 sq. feet)



Total area: approx. 219.1 sq. metres (2358.9 sq. feet)



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