CHRISTOPHER HODGSON









Tankerton, Whitstable

£299,950 Leasehold - Share of Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

3 Tankerton Court, 221 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AY

A bright, spacious, and smartly presented purpose-built first-floor apartment in the heart of central Tankerton, within close proximity of shops, bus routes, Tankerton Slopes and seafront, within walking distance of Whitstable station (1 mile).

The smartly presented accommodation is arranged to provide a private entrance with stairs leading to the first floor, a hallway, a living room, a kitchen, two double bedrooms, and two bathrooms, including an en-suite shower room to the principal bedroom.

The property also benefits from a single garage, a delightful communal garden, and is being sold with the remainder of a 999-year lease from 1 January 1986 and a share of the freehold. No onward chain.







LOCATION
Tankerton Road is a much sought after road in central Tankerton, conveniently positioned for access to shops on 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 stations 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 approximately 0.7 of 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, the 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:

FIRST FLOOR

• Living Room 14'4" x 12'0" (4.37m x 3.66m)

• Kitchen 10'8" x 8'9" (3.26m x 2.66m)

• Bedroom 1 14'0" x 12'1" (4.26m x 3.68m)

• En-Suite Shower Room

• Bedroom 2 11'11" x 8'8" (3.63m x 2.63m)

• Bathroom

OUTSIDE

• Garage 16'1" x 8'2" (4.90m x 2.50m)

• Communal Gardens

LEASE
The property is being sold with the remainder of a 999 year lease from 1st January 1986 (subject to confirmation from vendor's solicitor).

SHARE OF FREEHOLD
The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).

SERVICE CHARGE
£550 per annum including buildings insurance (subject to confirmation from vendor's solicitor).

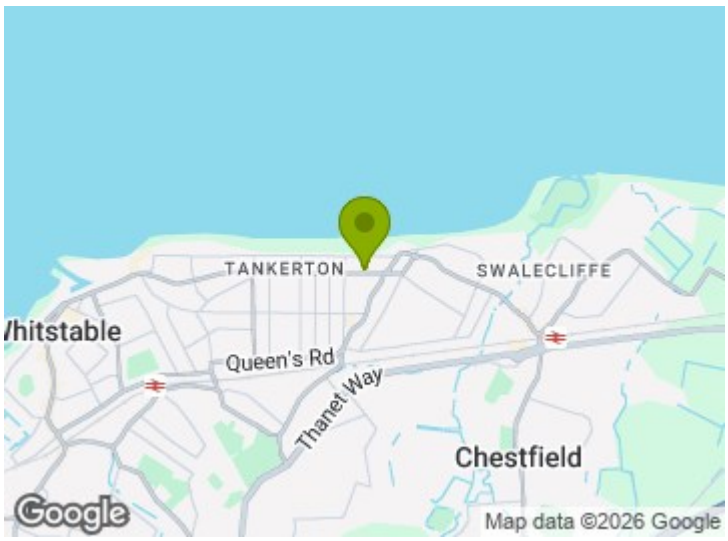
GROUND RENT
NIL (subject to confirmation from vendor's solicitor).





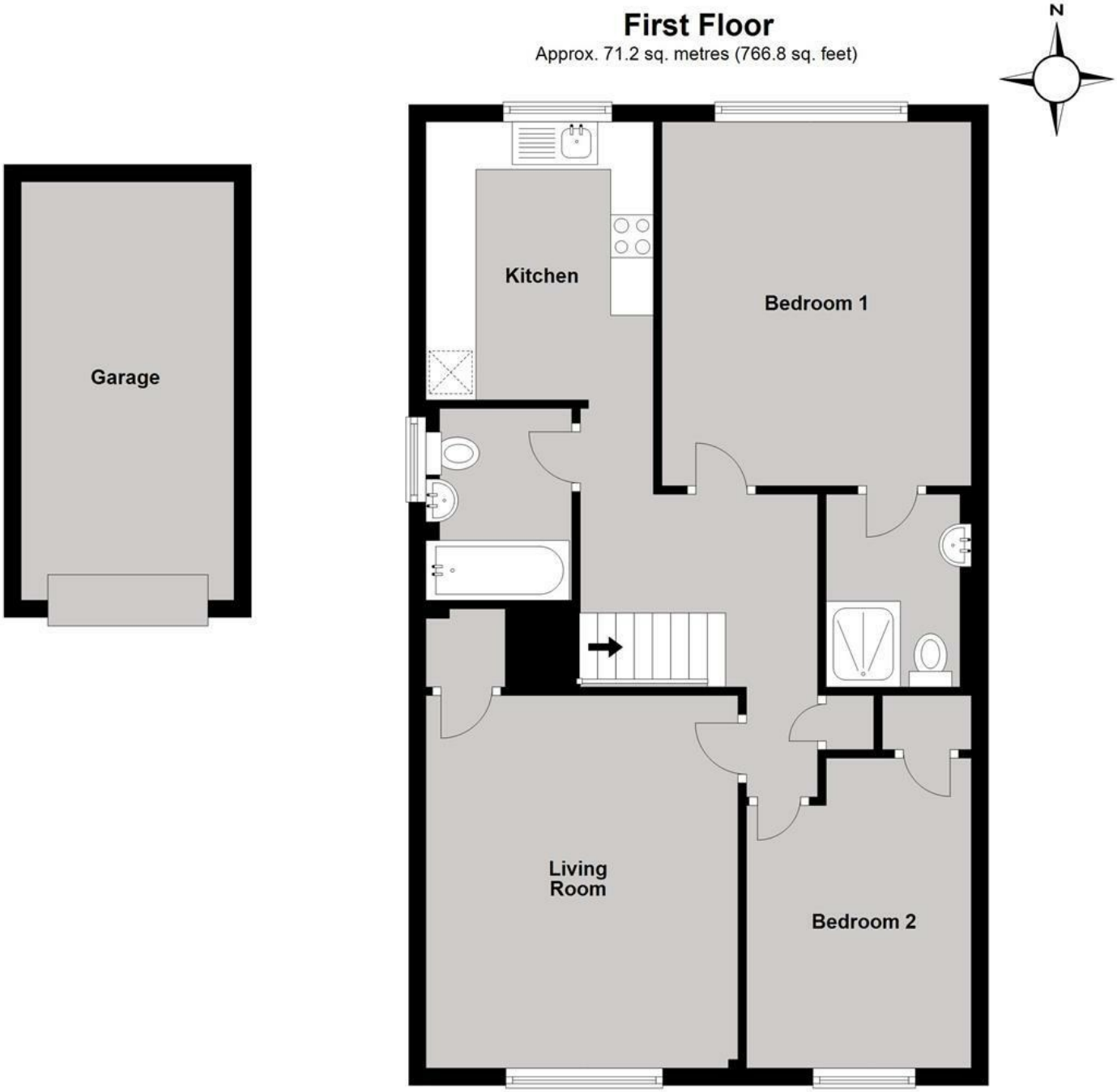





TANKERTON
SWALECLIFFE
Queen's Rd
Thanet Way
Chestfield
Google
Map data ©2026 Google

First Floor

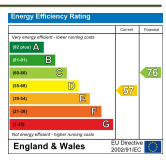
Approx. 71.2 sq. metres (766.8 sq. feet)



Total area: approx. 71.2 sq. metres (766.8 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1952.69.

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