Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Tankerton, Whitstable

Guide Price £495,000 Freehold

...for Coastal, Country & City living.

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Tankerton, Whitstable

32 Southwood Road, Tankerton, Whitstable, Kent, CT5 2PW

An opportunity to acquire a generously proportioned bungalow in a desirable Tankerton location close to shops, schools, bus routes, railway stations and less than a mile from Tankerton slopes and seafront.

The spacious accommodation is arranged to provide an entrance hall, sitting room, kitchen/dining room overlooking the rear garden, a conservatory, two double bedrooms, a bathroom and a separate cloakroom. The property would now benefit from a degree of updating and improvement throughout, and offers considerable scope to extend and remodel (subject to all necessary consents and approvals being obtained).

The generous rear garden extends to 63ft (19m). An attached single garage and driveway provide off road parking for a number of vehicles.

No onward chain.

Location
Southwood Road is situated in a much sought after location, conveniently positioned for access to shops and amenities on Tankerton Road and is within close proximity to Tankerton slopes and seafront, bus routes, schools and mainline railway stations offering frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. Whitstable is less than 1 mile 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.

Accommodation
The accommodation and approximate measurements are:

GROUND FLOOR

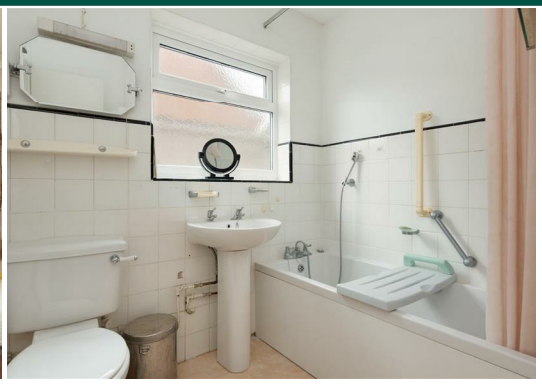
- **Entrance Hall**
  10'4" x 3'1" (3.15m x 0.94m)
  at maximum points.

- **Sitting Room**
  15'8" x 11'5" (4.78m x 3.48m)
  at maximum points.

- **Kitchen**
  13'9" x 11'8" (4.20m x 3.55m)
  at maximum points.

- **Conservatory**
  13'9" x 4'11" (4.19m x 1.50m)
  at maximum points.

- **Cloakroom**
  5'6" x 3' (1.68m x 0.91m)
  at maximum points.



- **Bedroom 1**
13'3" x 10'5" (4.03m x 3.18m)
at maximum points.

- **Bedroom 2**
13'4" x 12'4" (4.07m x 3.76m)
at maximum points.

- **Bathroom**
7'0" x 5'7" (2.14m x 1.69m)
at maximum points.

OUTSIDE

- **Garage**
17'2" x 8'6" (5.22m x 2.60m)
at maximum points.

- **Garden**
63' x 42' (19.20m x 12.80m)
at maximum points.

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

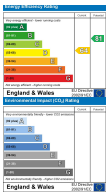
Ground Floor

Approx. 97.9 sq. metres (1054.2 sq. feet)

Total area: approx. 97.9 sq. metres (1054.2 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £1,997.91.

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



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