



CHRISTOPHER HODGSON

Tankerton, Whitstable

38 St. Annes Road, Tankerton, Whitstable, Kent, CT5 2DP

Freehold

A spacious detached house enjoying a much sought-after position in one of central Tankerton's most desirable roads. This superb family home is conveniently positioned within close proximity of shops and amenities, highly regarded schools, a short stroll from Tankerton Slopes and seafront, and Whitstable mainline railway station (0.5 miles).

The generously proportioned accommodation would now benefit from a degree of modernisation, and is arranged on the ground floor to provide an entrance porch, entrance hall, a sitting room with doors opening to the garden, a dining room, a kitchen, a utility room, and a cloakroom. The first floor comprises four double

bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom. There is scope to extend and remodel the existing accommodation (subject to obtaining all necessary consents and approvals).

The established and mature rear garden extends to 74ft (22m) and incorporates a paved seating area and garden shed. A gated block paved driveway provides ample off-street parking and access to an integral double garage. No onward chain.

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.	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 Porch		• Bedroom 1 17'1" x 14'6" (5.20m x 4.42m)
• Entrance Hall		• En-Suite Shower Room
• Sitting Room 17'2" x 14'4" (5.22m x 4.37m)		• Bedroom 2 16'0" x 9'2" (4.88m x 2.79m)
• Dining Room 9'11" x 9'10" (3.03m x 3.00m)		• Bedroom 3 13'0" x 9'2" (3.96m x 2.79m)
• Kitchen 13'7" x 10'0" (4.15m x 3.05m)		• Bedroom 4 11'2" x 10'6" (3.40m x 3.20m)
• Utility Room 8'3" x 5'11" (2.51m x 1.80m)		• Bathroom
• Cloakroom		OUTSIDE
FIRST FLOOR		• Garden 74'8" x 38'6" (22.76m x 11.73m)
		• Double Garage 16'10" x 16'2" (5.13m x 4.93m)









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

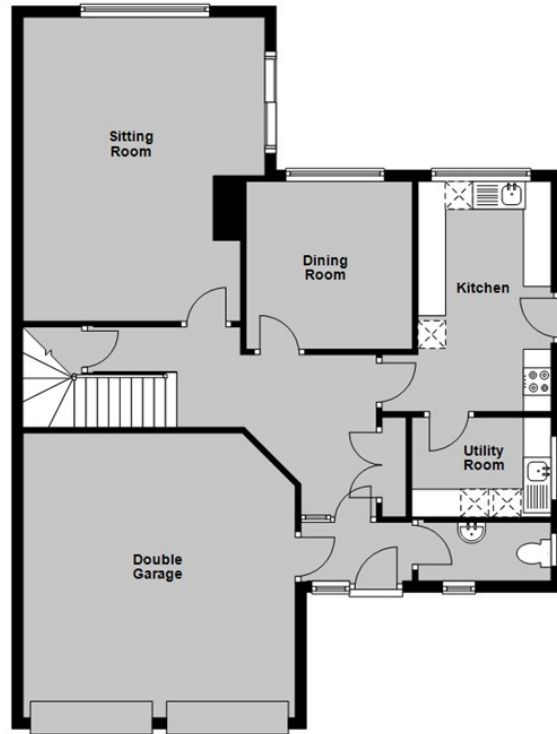
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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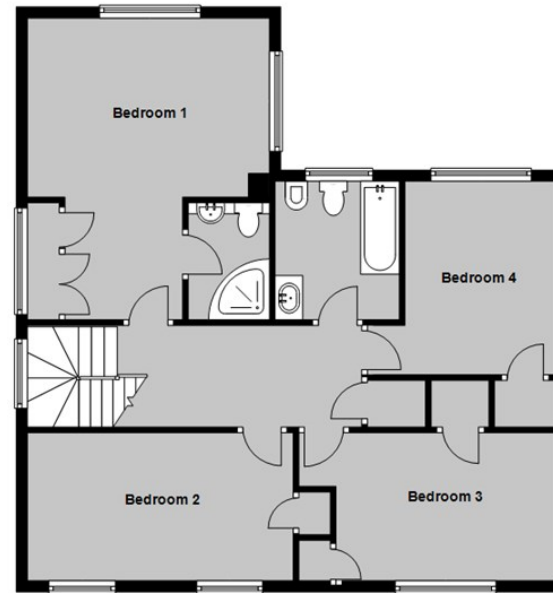
Ground Floor

Main area: approx. 66.8 sq. metres (718.8 sq. feet)
Plus garages, approx. 24.8 sq. metres (267.3 sq. feet)



First Floor

Approx. 81.6 sq. metres (878.5 sq. feet)



Main area: Approx. 148.4 sq. metres (1597.3 sq. feet)
Plus garages, approx. 24.8 sq. metres (267.3 sq. feet)



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