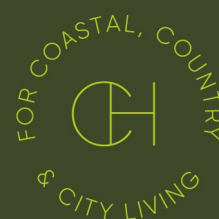


CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**£550,000** Freehold



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# Tankerton, Whitstable

*47 Southwood Road, Tankerton, Whitstable, Kent, CT5 2PW*

A significantly extended link-detached bungalow ideally situated in a highly desirable location less than 500 metres from Tankerton slopes and seafront, and within close proximity of shops, cafés, restaurants, bus routes, and Whitstable station (1.1 miles).

The bright, spacious and beautifully presented accommodation extends to 1143 sq ft (106 sq m) and is arranged to provide an entrance hall, an impressive open-plan living room with kitchen and dining area overlooking the garden, two double bedrooms and two bathrooms,

including an en-suite shower room to the principal bedroom.

The thoughtfully landscaped rear garden enjoys a westerly aspect and extends to 44ft (13.40m). An attached single garage and a block-paved driveway provide off-street parking for several vehicles.



## 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 (taken at maximum points) are:

- Entrance Hall 13'7" x 10'8" (4.14m x 3.25m)
- Living/ Dining Room/Kitchen 26'3" x 22'10" (8.00m x 6.96m)

- Bedroom 1 13'7" x 12'6" (4.14m x 3.81m)
- En-Suite Shower Room 12'6" x 5' (3.81m x 1.52m)
- Bedroom 2 11'3" x 10'8" (3.43m x 3.24m)
- Bathroom 8'2" x 7' (2.49m x 2.13m)

## OUTSIDE

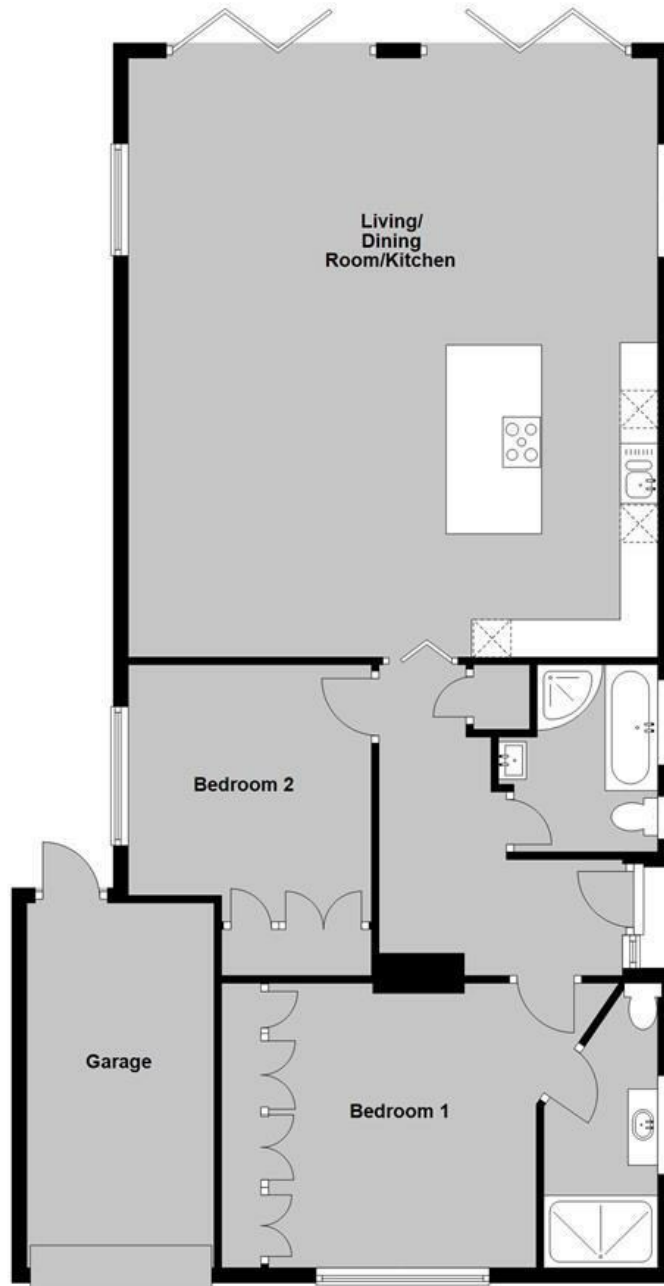
- Garden 44' x 33' (13.41m x 10.06m)
- Garage 16'3" x 8'2" (4.95m x 2.50m)





### Ground Floor

Main area: approx. 106.2 sq. metres (1143.1 sq. feet)  
Plus garages, approx. 12.4 sq. metres (133.1 sq. feet)



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**Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,397.99.**

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (A)	Very Energy Efficient (A)		
Energy Efficient (B)	Energy Efficient (B)		
Decent (C)	Decent (C)	67	78
Needs Improvement (D)	Needs Improvement (D)		
Needs Improvement (E)	Needs Improvement (E)		
Poor (F)	Poor (F)		
Very Poor (G)	Very Poor (G)		

England & Wales

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