Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Tankerton, Whitstable

£650,000 Freehold

...for Coastal, Country & City living.

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Tankerton, Whitstable

11 Graystone Road, Tankerton, Whitstable, Kent, CT5 2JY

An extended 1930's detached family home in a much sought after location in the heart of central Tankerton, close to shops and amenities on Tankerton Road, a short stroll to Tankerton Slopes and seafront, and less than one mile from Whitstable mainline station.

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, sitting room with bay window and open fireplace, a modern kitchen and dining room with casement doors opening to the rear garden. The first floor comprises three bedrooms and a family bathroom. There is considerable scope to further extend and remodel the house to enlarge the existing accommodation (subject to all necessary consents and approvals being obtained).

The generous west facing rear garden extends to 80ft (24m) and incorporates a detached garage which is used as a workshop/store. To the front of the house a driveway provides off street parking for two vehicles.

Location
Graystone Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. 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. 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 Porch**
- **Entrance Hall**
  13'5" x 4'8" (4.09m x 1.43m)
  at maximum points.
- **Sitting Room**
  14'4" x 11'2" (4.38m x 3.41m)
  at maximum points.
- **Kitchen**
  15'0" x 6'9" (4.56m x 2.05m)
  at maximum points.
- **Dining Room**
  18'4" x 9'2" (5.59m x 2.79m)
  at maximum points.

FIRST FLOOR

- **Bedroom 1**
  15'1" x 10'8" (4.59m x 3.24m)
  at maximum points.

• **Bedroom 2**
12'6" x 9'11" (3.81m x 3.01m)
at maximum points.

• **Bedroom 3**
9'2" x 6'9" (2.79m x 2.06m)
at maximum points.

• **Bathroom**
6'6" x 5'4" (1.99m x 1.62m)
at maximum points.

OUTSIDE

• **Garden**
80'0" x 24'11" (24.4m x 7.6m)
at maximum points.

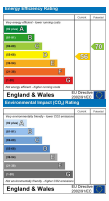
• **Detached Garage / Workshop**
15'8" x 9'1" (4.80m x 2.77m)
at maximum points.

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

Total area: approx. 86.2 sq. metres (928.3 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2023/2024 is £1,864.53.

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



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