

CHRISTOPHER HODGSON



Tankerton, Whitstable
£725,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

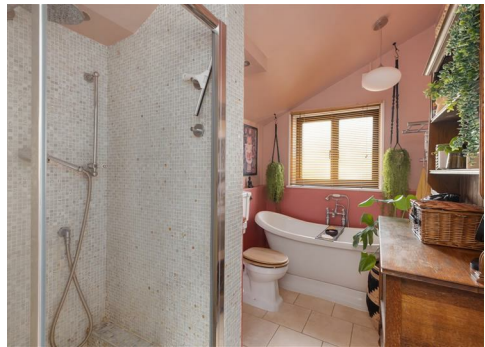
31 Kingsdown Park, Tankerton, Whitstable, Kent, CT5 2DT

A thoughtfully extended detached bungalow situated in a much sought-after road in central Tankerton, less than 500 metres from the beach and close to shops and amenities on Tankerton Road, schools, bus routes, and a short walk to Whitstable station (0.6 miles).

The bright, spacious, and beautifully presented accommodation is arranged to provide an entrance hall, a living room incorporating a contemporary kitchen with a range of integrated appliances and bi-folding doors opening to the garden, a utility room, three generous bedrooms, a study, and two stylish bathrooms, including

an en-suite shower room to the principal bedroom.

The landscaped gardens extend to 88 ft (26.8 m), incorporating several seating areas, a studio with a shower room and storage area, and a summer house which would suit a variety of uses. A block-paved driveway provides off-street parking for a number of vehicles.



LOCATION

Kingsdown Park is ideally positioned for access to local shopping facilities on Tankerton Road, Tankerton slopes, the beach and local bus routes. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops and you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle, offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. Whitstable mainline railway station (0.7 of a mile distant) provides frequent services to London (Victoria) with a journey time of approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 provides a dual carriage way link to the M2/ A2 giving access to the Channel ports and motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

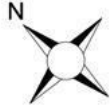
- Entrance Hall
- Living Room/Kitchen 21'2" x 11'5" (6.47m x 3.50m)

- Utility 10'3" x 6'0" (3.14m x 1.84m)
- Cloakroom
- Bedroom 1 14'1" x 11'1" (4.30m x 3.40m)
- En-Suite Shower Room
- Bedroom 2 13'2" x 8'8" (4.03m x 2.66m)
- Bedroom 3 11'3" x 8'1" (3.43m x 2.47m)
- Study 11'1" x 6'2" (3.39m x 1.9m)
- Bathroom

OUTSIDE

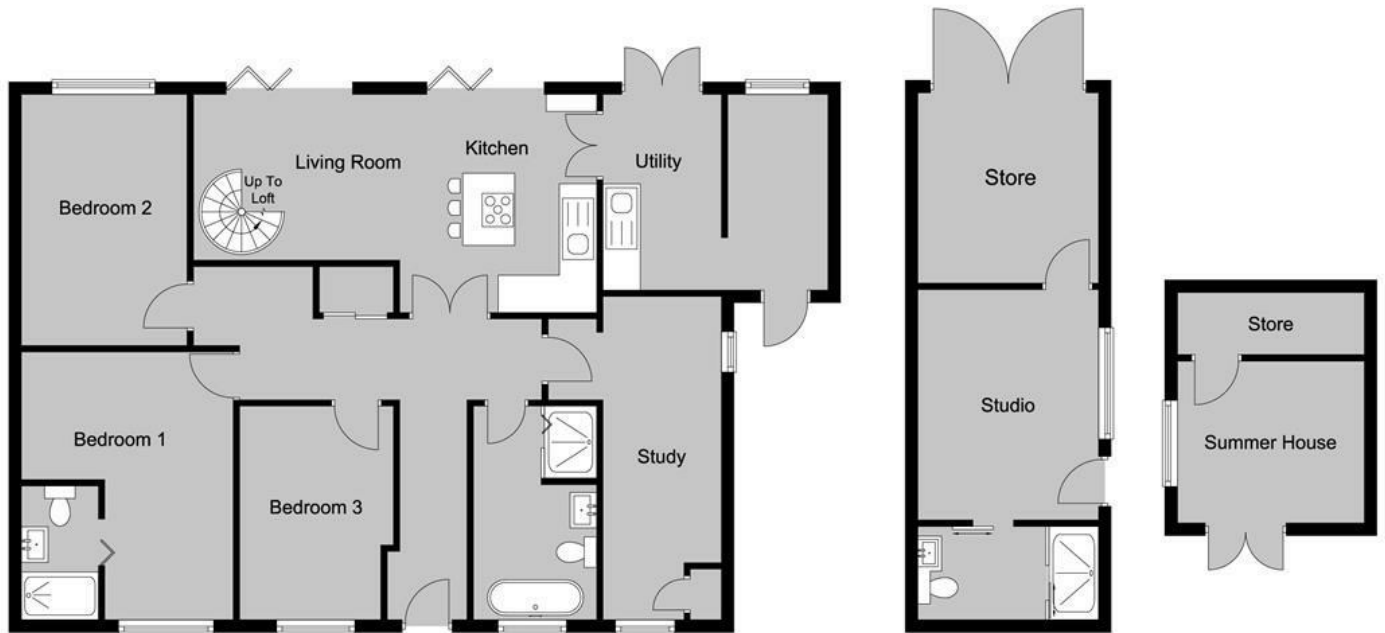
- Garden 88' x 52 (26.82m x 15.85m)
- Studio 12'1" x 9'6" (3.7m x 2.9m)
- Store
- Shower Room
- Summer House 9'10" x 8'6" (3m x 2.6m)
- Store





Ground Floor
Approx. 100.0 sq. metres (1076.4 sq. feet)

Outbuildings
Approx. 35.6 sq. metres (383.2 sq. feet)



Main area: Approx. 100.0 sq. metres (1076.4 sq. feet)
Plus Outbuildings: Approx. 35.6 sq. metres (383.2 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Minimum efficient - lowest rating available			
England & Wales		69	79
		ESB Domestic	2020/2021

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