Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Tankerton West, Tankerton

£62,500 Leasehold

...for Coastal, Country & City living.

• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443

e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . **www.christopherhodgson.co.uk**

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Tankerton West, Tankerton

Beach Hut 89 Tankerton West, Tankerton, Whitstable, Kent, CT5 2BQ

An opportunity to acquire a second row beach hut located in an elevated position on Tankerton slopes West, from where it commands panoramic views across Whitstable Bay and towards the Isle of Sheppey.

This spacious hut is situated a short stroll from The Hotel Continental, The Marine Hotel, tennis courts and shops and restaurants on Tankerton Road.

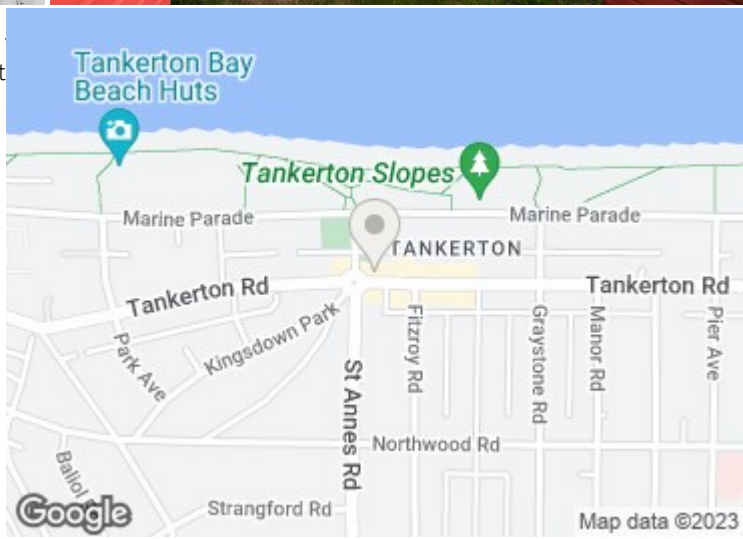
A sea facing balcony to the front provides the perfect vantage point to enjoy the stunning sunsets for which Whitstable is renowned, as well as 'The Street', which is a sand spit revealed at low tide.

• **Location**
The hut is in a prime second row position beneath Marine Parade, within close proximity to The Marine Hotel, Whitstable town centre, Tankerton Road and public amenities.

• **Licence Fee/ Rates**
For full information on the licence fee and rates all interested parties are advised to make their own enquiries with Canterbury City Council, information can be viewed at https://www.canterbury.gov.uk/sites/default/files/2023-04/Beach%20hut%20ownership%20guidance_0.pdf

Video Tour

Please view the
and contact us t



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

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that. 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Folio No. 7055/JJ