

CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**£385,000** Leasehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Tankerton, Whitstable

*Flat 1, Beacon Heights, 7 Marine Parade, Tankerton, Whitstable, Kent, CT5 2BL*

In an elevated sea facing location on the crest of Marine Parade, this purpose built ground floor apartment commands far reaching panoramic views of the sea. This desirable development is enviably positioned close to shops and amenities on Tankerton Road, Whitstable town centre and Whitstable mainline station which is one mile distant.

The apartment provides generously proportioned accommodation comprising an entrance hall, sitting/dining room opening with views of the sea, a kitchen, two double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

The apartment benefits from communal gardens and one allocated parking space, located to the rear of the building.

No onward chain.



## Location

Marine Parade is amongst Tankerton's most sought after locations and is conveniently situated in an elevated position at the top of Tankerton Slopes, commanding views over the bay and beyond. It is just a short stroll from the popular Tankerton Road, with its range of shops, restaurants and other local amenities. Whitstable town is less than 1 mile distant and the bustling High Street provides a wide range of shopping facilities as well as fashionable restaurants and recreational amenities. Whitstable mainline railway stations offer 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. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

## Accommodation

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

### GROUND FLOOR

- Sitting/Dining Room 18'5" x 16'1" (5.61m x 4.90m)
- Kitchen 16'0" x 6'9" (4.88m x 2.05m)
- Bedroom 11'3" x 6'7" (4.04m x 2.01m)

- En-Suite Shower Room 9'2" x 4'7" (2.79m x 1.40m)
- Bedroom 2 9'6" x 9'2" (2.90m x 2.79m)
- Bathroom 8'7" x 5'6" (2.62m x 1.68m)

### OUTSIDE

- Parking
- Bike Store

### Lease

We understand that the property is being sold with the remainder of a 125 year lease created in June 2004 (subject to confirmation from vendors solicitors).

### Ground Rent

The ground rent payable for 2022 is £250 (subject to confirmation from the vendors solicitors).

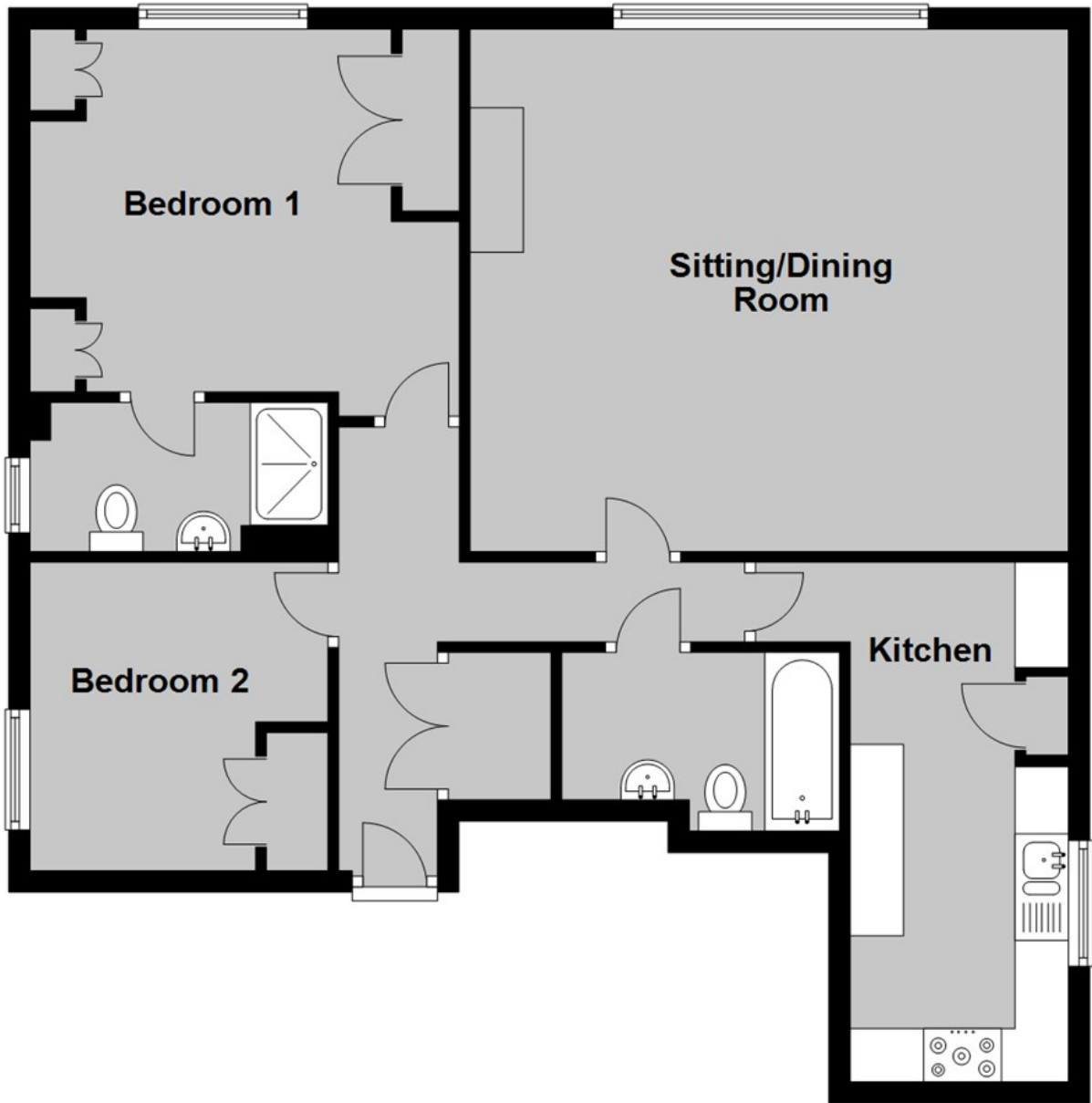
### Service/Maintenance Charge

The annual service charge for 2022 is £1,550 (subject to confirmation from the vendors solicitors).



# Ground Floor

Approx. 78.5 sq. metres (844.5 sq. feet)



Total area: approx. 78.5 sq. metres (844.5 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2023/2024 is £2,097.60.**

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Lowest rating)	A+		
Very Energy Efficient	A		
Energy Efficient	B		
Decent	C	72	75
Needs Improvement	D		
Needs Improvement	E		
Needs Improvement	F		
Needs Improvement	G		
Very Energy Inefficient (Highest rating)	H		

England & Wales  
EPC Directive  
2002/91/EC

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