

CHRISTOPHER HODGSON



Tankerton, Whitstable
£535,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

20 Southwood Road, Tankerton, Whitstable, Kent, CT5 2PN

An exceptionally spacious 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 beautifully presented and comfortably proportioned accommodation is arranged to provide an entrance porch, entrance hall, a sitting room, a conservatory, a

contemporary kitchen/dining room overlooking the garden, three bedrooms, a shower room, and a cloakroom.

The South Easterly facing garden is a particularly attractive feature of the property and extends to 58ft (17.6m). An attached single garage and driveway provide off-street parking for a number of 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:

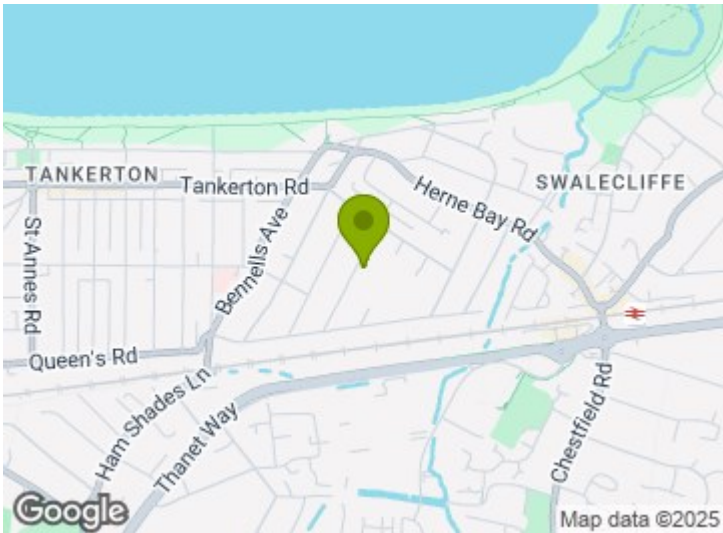
GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Kitchen/Dining Room 15'4" x 13'10" (4.67m x 4.21m)
- Sitting Room 17'0" x 13'4" (5.18m x 4.06m)

- Conservatory 14'9" x 7'5" (4.50m x 2.26m)
- Bedroom 1 14'0" x 13'6" (4.27m x 4.11m)
- Bedroom 2 12'9" x 11'5" (3.89m x 3.47m)
- Bedroom 3 8'3" x 8'1" (2.51m x 2.47m)
- Shower Room
- Cloakroom

OUTSIDE

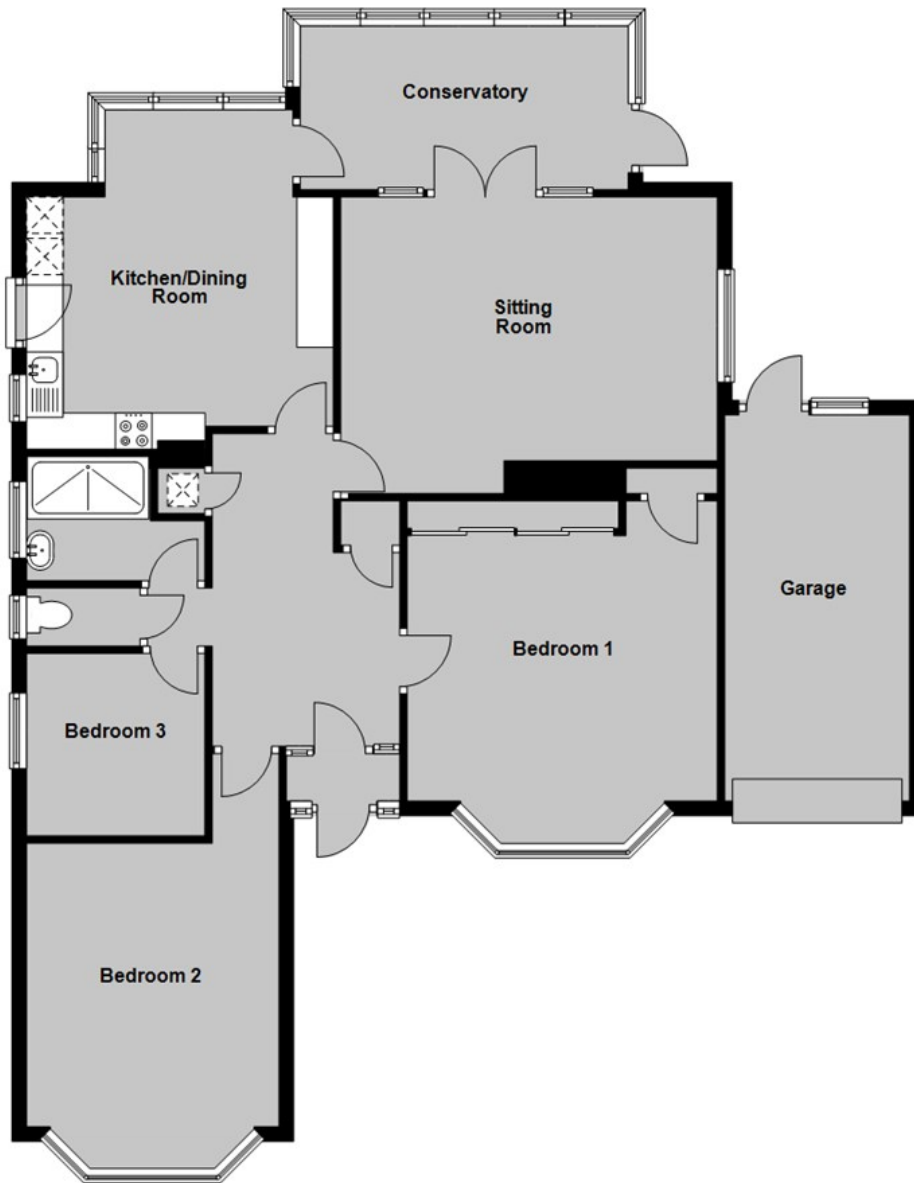
- Garden 58' x 45' (17.68m x 13.72m)
- Garage 17'5" x 8'5" (5.31m x 2.57m)





Ground Floor

Main area: approx. 109.0 sq. metres (1172.8 sq. feet)
Plus garages: approx. 13.5 sq. metres (144.9 sq. feet)



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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 (low energy passive) | A+ | | |
| Very energy efficient | A | | |
| Energy efficient | B | | |
| Decent | C | | |
| Below average | D | | |
| Below average | E | | |
| Below average | F | | |
| Below average | G | | |
| Below average | H | | |
| Below average | I | | |
| Below average | J | | |
| Below average | K | | |
| Below average | L | | |
| Below average | M | | |
| Below average | N | | |
| Below average | O | | |
| Below average | P | | |
| Below average | Q | | |
| Below average | R | | |
| Below average | S | | |
| Below average | T | | |
| Below average | U | | |
| Below average | V | | |
| Below average | W | | |
| Below average | X | | |
| Below average | Y | | |
| Below average | Z | | |

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