



CHRISTOPHER HODGSON

Tankerton, Whitstable

62 Castle Road, Tankerton, Whitstable, Kent, CT5 2EA

Freehold

A significantly extended 1930's detached chalet house enjoying an elevated position in a sought after and highly convenient location, within short walking distance of central Whitstable, Tankerton slopes and seafront, cafés, restaurants, and Whitstable station (400 metres). The area has excellent local schooling options.

The spacious and beautifully presented accommodation is arranged on the ground floor to provide an entrance hall, sitting room with open fireplace, an exceptional garden room with roof lantern, a kitchen/breakfast room, dining room, study/third bedroom and a stylish bathroom. The first floor comprises two double bedrooms and a shower room.

The house occupies a generous plot with a frontage of 63ft (19m) to Castle Road and an overall depth of 153ft (46m).

The West facing garden is a particularly attractive feature of the property and incorporates a natural stone terrace and an area of raised decking leading from the kitchen, which are ideal for outside entertaining. There is also a generous garden studio/workshop, and a detached garage and driveway provide off street parking for a number of vehicles.

<p>Location</p> <p>Castle Road is amongst the most sought after addresses in central Tankerton, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway station is 0.4 miles distant, with high speed Javelin services to London (St Pancras) with a journey time of approximately 73 minutes. The service to London (Victoria) is approximately 80 minutes. Central Whitstable is approximately 0.8 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.</p> <p>Accommodation</p> <p>The accommodation and approximate measurements (taken at maximum points) are:</p>	<p>GROUND FLOOR</p> <ul style="list-style-type: none">• Entrance Porch• Entrance Hall 20' x 16'6" (6.10m x 5.03m)• Garden Room 25'9" x 11'8" (7.85m x 3.55m)• Sitting Room 14'6" x 12'0" (4.42m x 3.66m)• Dining Room 11'11" x 11'2" (3.63m x 3.40m)• Kitchen/Breakfast Room 13'1" x 10'8" (3.99m x 3.25m)• Bedroom 3 13'0" x 12'1" (3.96m x 3.69m)• Bathroom 8'5" x 7'8" (2.57m x 2.34m) <p>FIRST FLOOR</p> <ul style="list-style-type: none">• Bedroom 1 12'1" x 12'0" (3.68m x 3.66m)	<ul style="list-style-type: none">• Bedroom 2 12'0" x 11'1" (3.66m x 3.38m)• Shower Room 7'6" x 6' (2.29m x 1.83m) <p>OUTSIDE</p> <ul style="list-style-type: none">• Garden 60'9" x 85'8" (18.52m x 26.11m)• Garden Studio 15'9" x 15'9" (4.80m x 4.80m)• Detached Garage 16'1" x 10'1" (4.90m x 3.07m) <p>Disclosure of Interest</p> <p>In accordance with the Estate Agents Act 1979 intending purchasers are advised that the vendor of this property is a relative of an employee of Christopher Hodgson Estate Agents.</p>
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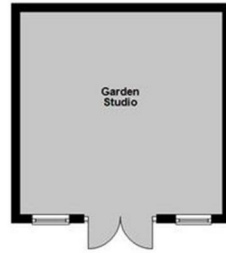
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

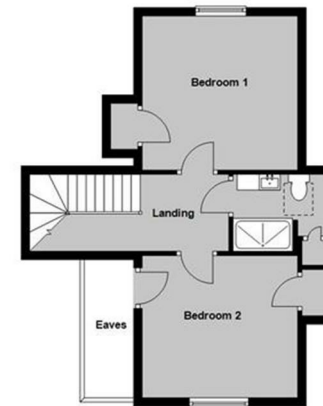
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Ground Floor
Main area: approx. 108.6 sq. metres (1166.7 sq. feet)
Plus garden, approx. 10.0 sq. metres (106.3 sq. feet)
Plus outbuildings, approx. 21.1 sq. metres (226.1 sq. feet)



Main area: Approx. 148.4 sq. metres (1597.4 sq. feet)
Plus garage, approx. 15.1 sq. metres (162.6 sq. feet)
Plus outbuildings, approx. 23.1 sq. metres (249.1 sq. feet)

First Floor
Approx. 39.8 sq. metres (428.7 sq. feet)





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