Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Tankerton, Whitstable

£445,000 Freehold

...for Coastal, Country & City living.

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Tankerton, Whitstable

35 Manor Road, Tankerton, Whitstable, Kent, CT5 2JT

A smartly presented detached bungalow in a highly desirable road in central Tankerton close to schools, shops, bus routes, the seafront, and Whitstable station which is one mile distant.

The bright and spacious accommodation is arranged to provide an entrance hall, sleek modern kitchen/dining room open-plan to the sitting room with double doors opening into the conservatory, two bedrooms and a shower room.

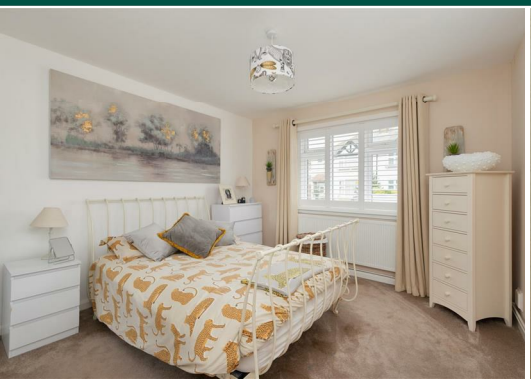
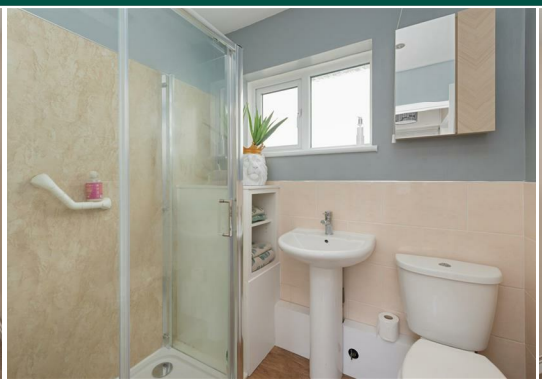
The West facing rear garden extends to 26ft (8m) and has been designed for ease of maintenance and includes a timber summer house with storage shed and power supply.

Accommodation
The accommodation and approximate measurements are:

Location
Manor Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable. The property is within close proximity to Tankerton slopes, the seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The popular town of 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.

GROUND FLOOR

- **Entrance Hall**
- **Sitting Room**
  12'2" x 11'0" (3.71m x 3.36m)
  at maximum points.
- **Kitchen/Dining Room**
  13'0" x 11'0" (3.95m x 3.36m)
  at maximum points.
- **Bedroom 1**
  12'11" x 11'0" (3.94m x 3.36m)
  at maximum points.
- **Bedroom 2**
  7'6" x 7'1" (2.29m x 2.16m)
  at maximum points.
- **Shower Room**
- **Conservatory**
  10'11" x 9'4" (3.35m x 2.87m)
  at maximum points.

OUTSIDE

• Garden
26' x 18' (7.92m x 5.49m)
at maximum points.

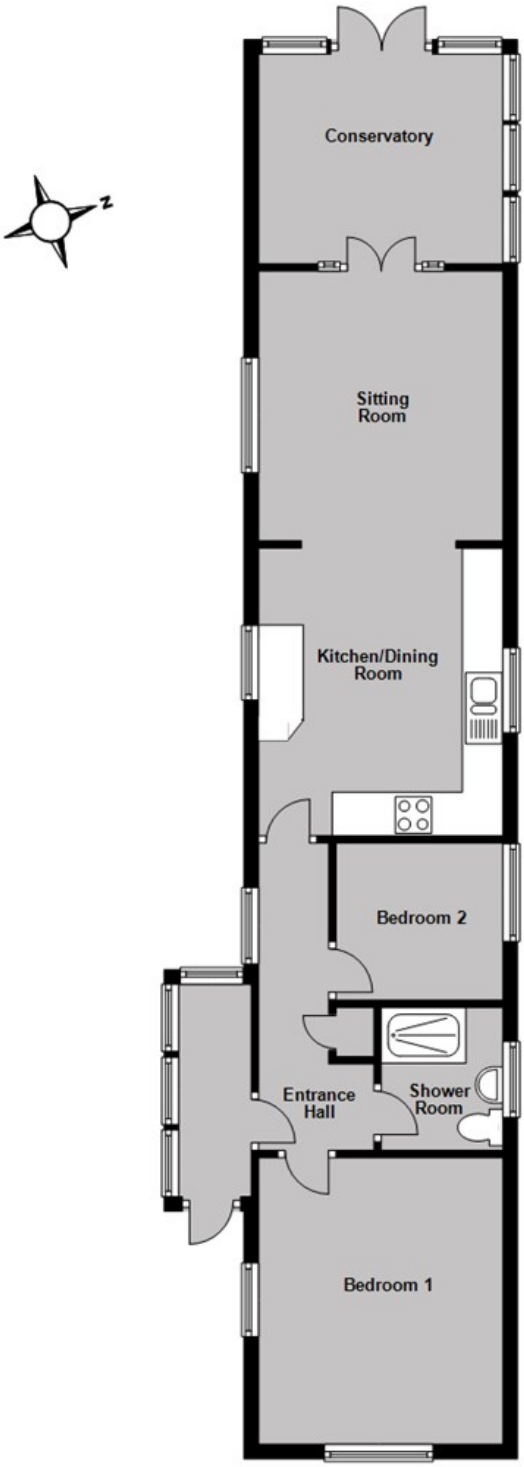
• Summer House

• Storage Shed

Video Tour Available
Please view the video tour for this property, and contact us to discuss arranging a viewing.

Ground Floor

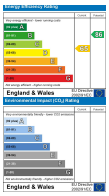
Approx. 67.3 sq. metres (724.7 sq. feet)



Total area: approx. 67.3 sq. metres (724.7 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is £1,775.92.

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



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