

CHRISTOPHER HODGSON



Tankerton, Whitstable

Guide Price **£675,000**

Freehold



Tankerton, Whitstable

85A Bennells Avenue, Tankerton, Whitstable, Kent, CT5 2HR

A spacious detached family home ideally situated in a highly desirable location with sea views, moments from Tankerton slopes and seafront, and within close proximity of shops, cafés, restaurants, bus routes, and Whitstable station (1.2 miles).

The accommodation is arranged on the ground floor to provide an entrance hall, a sitting room opening to a dining area, a kitchen, a double bedroom with an en-suite shower room, an additional bedroom/study with sliding patio doors leading to a conservatory, and a bathroom. To the first floor, there are two further double bedrooms, one of which benefits from sea views, and a bathroom with a separate shower enclosure.

The property now requires refurbishment throughout, and there is considerable scope to extend and remodel the existing accommodation (subject to obtaining all necessary consents and approvals).

The delightful rear garden enjoys a South Easterly aspect and extends to 68ft (20m). A driveway provides access to a detached garage and an area of off-street parking. No onward chain.



LOCATION

Bennells Avenue is situated in a much sought after Tankerton location, conveniently positioned for access to both Tankerton high street and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other 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 popular town of Whitstable is approximately 1.4 miles 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.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 19'11" x 12'0" (6.07m x 3.66m)
- Dining Area 10'0" x 9'11" (3.05m x 3.02m)

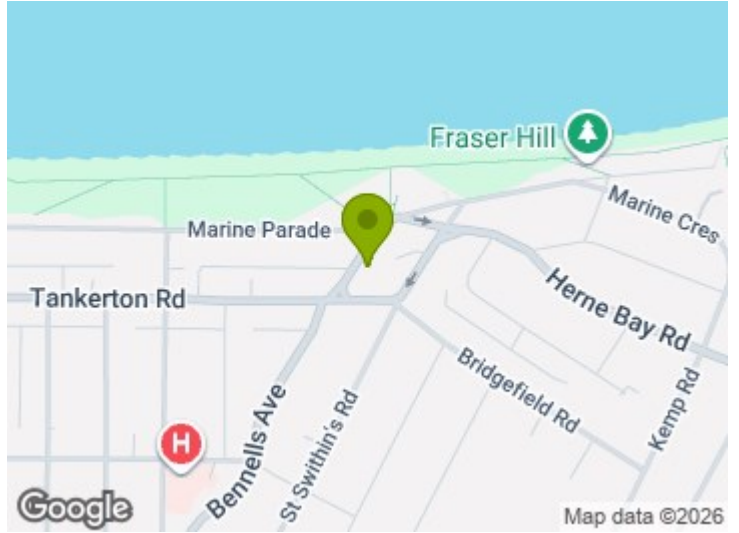
- Kitchen 11'11" x 10'0" (3.64m x 3.05m)
- Bedroom 1 15'8" x 10'6" (4.78m x 3.20m)
- En-Suite Shower Room
- Bedroom 4 / Study 11'0" x 8'11" (3.35m x 2.72m)
- Conservatory 12'6" x 8'6" (3.81m x 2.59m)
- Bathroom

FIRST FLOOR

- Bedroom 2 14'4" x 11'6" (4.37m x 3.50m)
- Bedroom 3 15'11" x 11'6" (4.86m x 3.50m)
- Bathroom

OUTSIDE

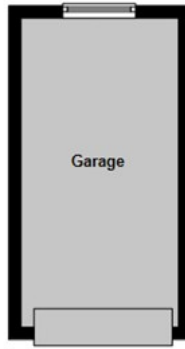
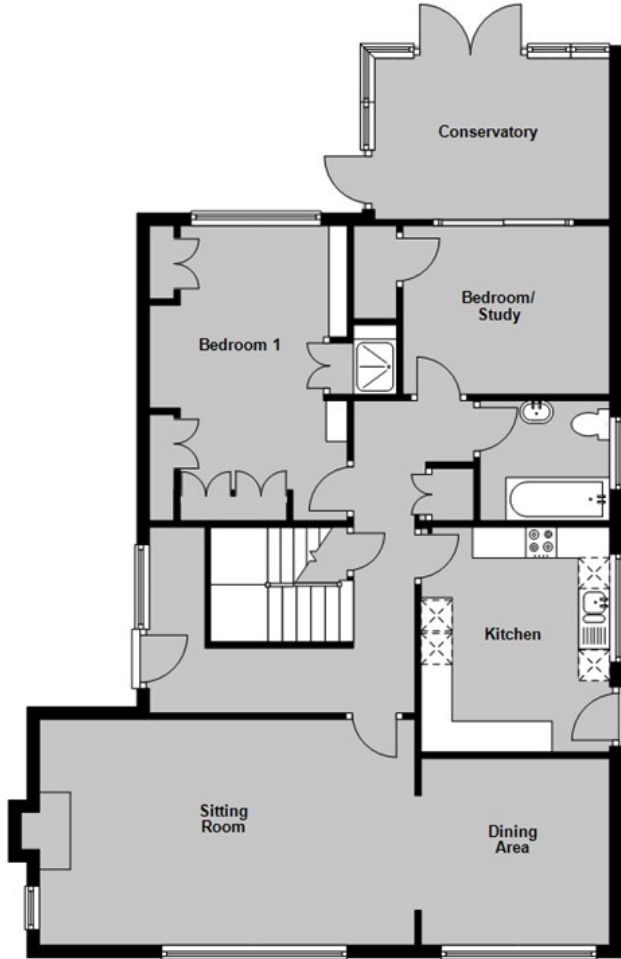
- Garden 68' x 46' (20.73m x 14.02m)
- Garage 16'5" x 8'4" (5.00m x 2.54m)





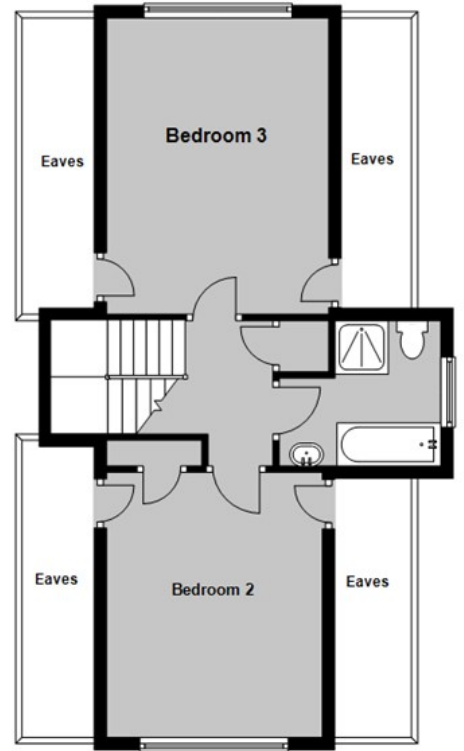
Ground Floor

Main area: approx. 103.7 sq. metres (1115.8 sq. feet)
Plus eaves: approx. 13.8 sq. metres (148.3 sq. feet)



First Floor

Main area: approx. 47.4 sq. metres (510.0 sq. feet)
Plus eaves: approx. 23.9 sq. metres (257.5 sq. feet)



Main area: Approx. 151.0 sq. metres (1625.8 sq. feet)

Plus garages: approx. 12.8 sq. metres (137.3 sq. feet)
Plus eaves: approx. 23.9 sq. metres (257.5 sq. feet)

Council Tax Band F. The amount payable under tax band F for the year 2026/2027 is £3,463.76.

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green)	A		
Energy Efficient (Light Green)	B		
Decent (Yellow)	C		
Needs Improvement (Orange)	D		62
Poor (Red)	E		
Very Poor (Dark Red)	F		
Very Poor (Black)	G		
Minimum Energy Efficiency Standard (MEES)			
England & Wales		EPC Rating	2025/26

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