

CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**£350,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Tankerton, Whitstable

## *114 Swalecliffe Road, Tankerton, Whitstable, Kent, CT5 2QA*

A spacious semi-detached bungalow ideally situated in a desirable location within walking distance of Tankerton slopes and seafront (0.7 miles), shops, bus routes, Swalecliffe Primary School, and Chestfield and Swalecliffe station (0.6 miles).

The property would now benefit from a programme of modernisation throughout, and there is considerable scope to extend and remodel the existing accommodation (subject to all necessary consents and approvals being obtained).

The accommodation is currently arranged to provide an entrance hall, living room, kitchen, two double bedrooms and a bathroom.

Outside, the South facing rear garden extends to 92 ft (28 m) and a driveway to the front of the property provides an area of off street parking and access to a detached garage. No onward chain.



### LOCATION

Swalecliffe Road is situated in a much sought after location, conveniently positioned for access to Tankerton. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Chestfield and Swalecliffe railway station (0.6 of mile distant) offers frequent services to London (Victoria) approximately 83 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 76 minutes. The popular town of Whitstable is 1.6 miles 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:

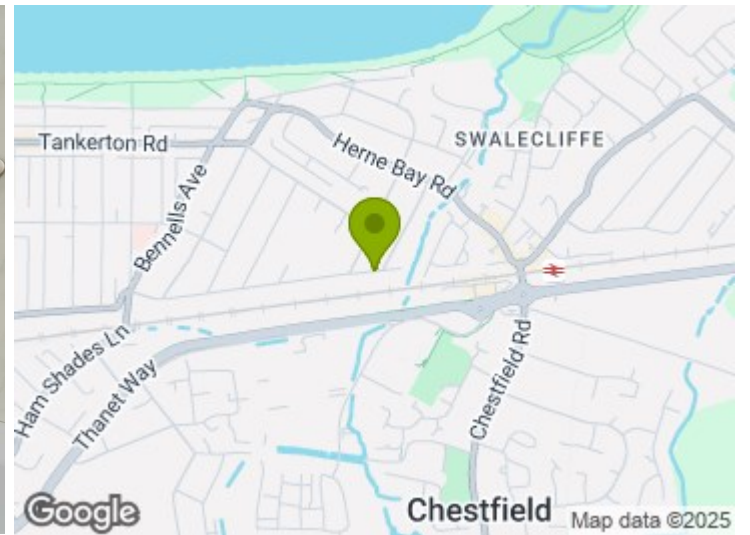
#### GROUND FLOOR

- Entrance Hall
- Living Room 17'0" x 11'7" (5.17m x 3.52m)
- Kitchen 10'6" x 9'4" (3.21m x 2.85m)

- Bedroom 1 13'0" x 11'7" (3.96m x 3.52m)
- Bedroom 2 9'4" x 9'4" (2.85m x 2.85m)
- Bathroom

#### OUTSIDE

- Garden 92'4" x 30'5" (28.14m x 9.27m)
- Garage





Total area: approx. 61.8 sq. metres (665.0 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.**

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Energy Efficiency Rating		Current	Potential
Energy efficient - best rating	A	84	
Energy efficient	B		
Energy efficient	C		
Energy efficient	D		
Energy efficient	E		
Energy efficient	F		
Energy efficient	G		
Energy efficient - worst rating	H		
England & Wales		ET 2019/20	2020/21 EC

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