

CHRISTOPHER HODGSON

Tankerton, Whitstable

Clearview, 15a Marine Parade, Tankerton, Whitstable, Kent, CT5 2BG

Freehold

A superb modern house enjoying an elevated position on Tankerton's much sought after Marine Parade, overlooking Tankerton Slopes and commanding far reaching, uninterrupted views of the sea and beyond.

This impressive home has been thoughtfully designed to take advantage of the magnificent sea views, with the majority of the living space to the first floor. There is now considerable scope for extension and remodelling (subject to all necessary consents and approvals being obtained), which once complete would provide an exceptional home in one of the area's most coveted locations.

The spacious accommodation totals 2062 sq ft (191 sq m) and comprises an entrance porch, entrance hall, a sitting room with vaulted ceiling and full-height window framing the stunning seascape, a dining room with sea facing balcony, a kitchen/breakfast room with external staircase leading to the rear garden, a garden room which could serve as a third double bedroom, and a conservatory. In addition, there is a study/fourth bedroom, two double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

Outside, the South facing garden is a particularly attractive feature of the property and extends to 82ft (24m). An integral garage and driveway provide off street parking for a number of vehicles. No onward chain.

LOCATION
Marine Parade is amongst Tankerton's most sought after locations and is conveniently situated in an elevated position at the top of Tankerton Slopes, commanding views over the bay and beyond. Tankerton Road is moments away and offers an excellent range of local shops and restaurants, and Whitstable town is less than 1 mile distant with the bustling High Street providing a wide range of shopping facilities as well as fashionable restaurants and recreational 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 A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

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

GROUND FLOOR

- Entrance Porch 5'9" x 3'1" (1.75m x 0.94m)
- Entrance Hall 17'6" x 16'1" (5.33m x 4.90m)
- Garden Room/Bedroom 13'5" x 12'10" (4.09m x 3.91m)
- Conservatory 12'10" x 10'2" (3.91m x 3.10m)
- Study/Bedroom 10'11" x 6'9" (3.33m x 2.06m)
- Bedroom 2 13'5" x 13'4" (4.09m x 4.06m)
- Bathroom 8'9" x 6'7" (2.67m x 2.01m)

FIRST FLOOR

- Sitting Room 16'9" x 13'3" (5.10m x 4.05m)
- Dining Room 13'0" x 10'10" (3.96m x 3.30m)
- Balcony
- Kitchen/ Breakfast Room 13'1" x 13'0" (4.00m x 3.95m)
- Bedroom 1 13'4" x 12'8" (4.06m x 3.86m)
- En-Suite Shower Room 5'7" x 5'6" (1.70m x 1.68m)

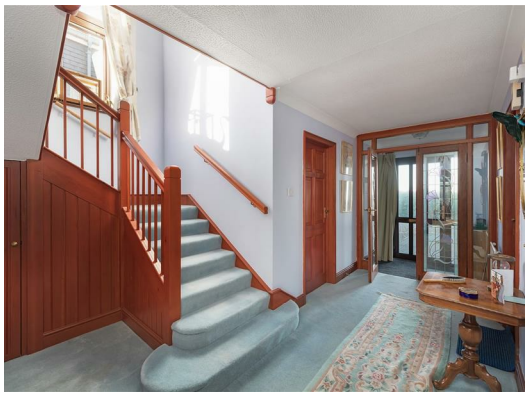
OUTSIDE

- Integral Garage 17'7" x 13'5" (5.36m x 4.09m)
- Garden 82' x 39' (24.99m x 11.89m)

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





























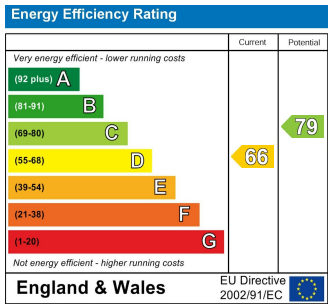




Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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Total area: approx. 191.6 sq. metres (2062.7 sq. feet)

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