

CHRISTOPHER HODGSON



Tankerton, Whitstable
£335,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

7 Southwood Road, Tankerton, Whitstable, Kent, CT5 2PN

A spacious semi-detached bungalow, coming to the market for the first time in over 60 years, ideally situated in a highly desirable location less than 500 metres from Tankerton slopes and seafront, and within close proximity of shops, cafés, restaurants, bus routes, and Whitstable station (1.2 miles).

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

The accommodation is currently arranged to provide an entrance hall, a large sitting room with an open fireplace and doors leading to a conservatory, a kitchen, two double bedrooms, a shower room, and a separate cloakroom.

Outside, the property benefits from a generous rear garden, extending to 68ft (20m) and incorporates two garden sheds. A driveway provides an area of off-street parking for several vehicles. No onward chain.



LOCATION

Southwood Road is situated in a much sought after location, conveniently positioned for access to shops and amenities on Tankerton Road and is within close proximity to Tankerton slopes and seafront, bus routes, schools and mainline railway stations offering 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. 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.

ACCOMMODATION

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

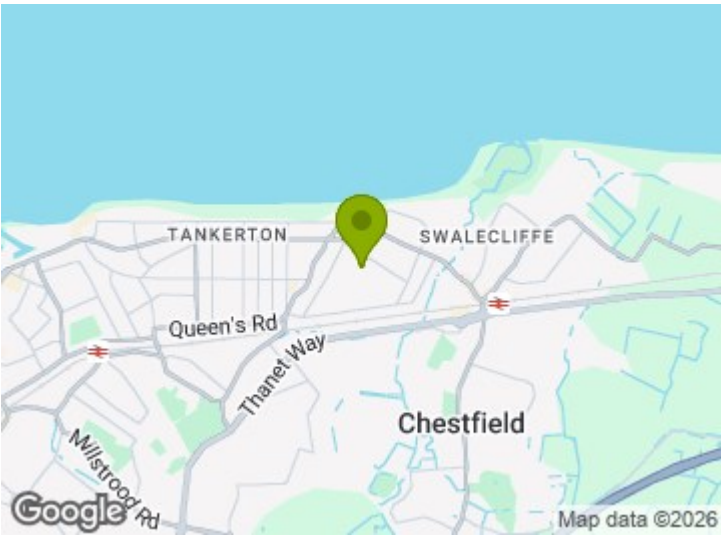
GROUND FLOOR

- Entrance Hall 11'11" x 9'1" (3.64m x 2.77m)
- Sitting Room 15'1" x 14'6" (4.62m x 4.42m)
- Kitchen 15'0" x 9'11" (4.59m x 3.03)
- Conservatory 5'6" x 23'11" (1.7m x 7.3m)

- Bedroom 1 13'2" x 10'11" (4.02m x 3.33m)
- Bedroom 2 11'2" x 8'10" (3.42m x 2.7m)
- Shower Room 4'10" x 6'2" (1.48m x 1.89m)
- Cloakroom 2'7" x 6'2" (0.79m x 1.89m)

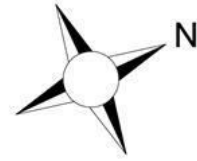
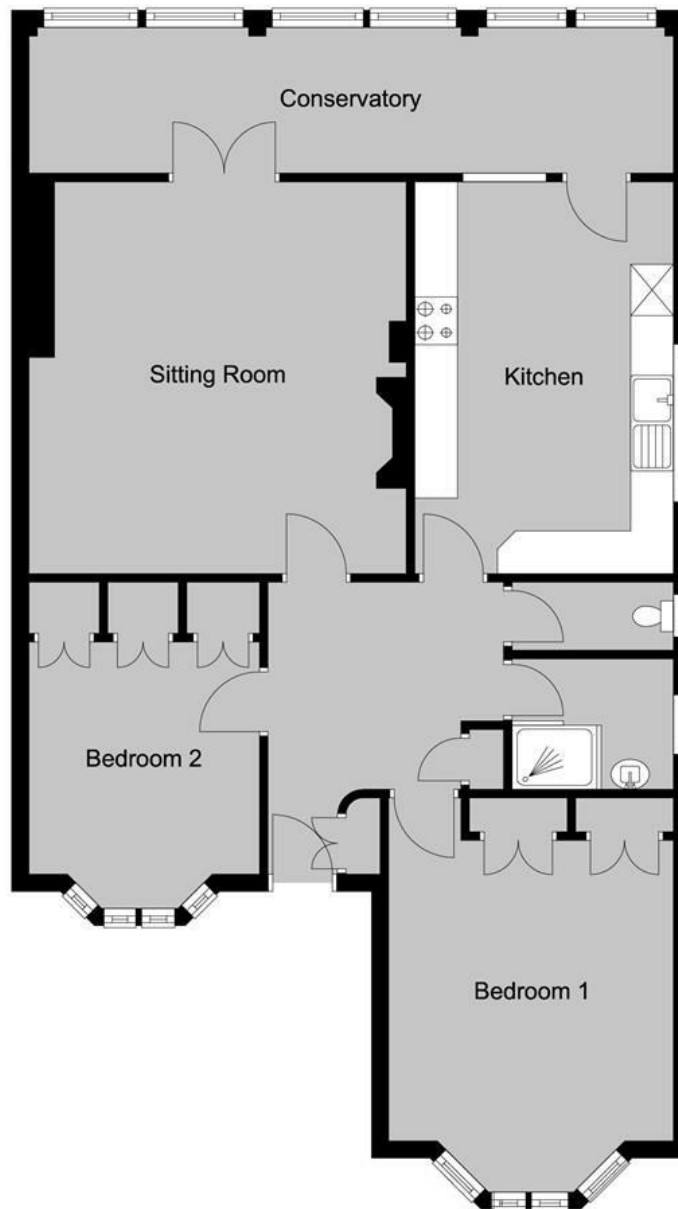
OUTSIDE

- Garden 56' x 68' (17.07m x 20.73m)



Ground Floor

Main area: approx. 72.0 sq. metres (775.0 sq. feet)



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Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Needs improvement	E		
Needs improvement	F		
Needs improvement	G		
Very energy inefficient - higher running costs			
England & Wales		82	81

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