



CHRISTOPHER HODGSON

Tankerton, Whitstable

10 Queens Road, Tankerton, Whitstable, Kent, CT5 2JE

Freehold

A substantial detached house occupying an elevated position and exceptionally generous plot in a highly desirable Tankerton location, enjoying far-reaching views across Whitstable and towards the sea. Situated just half a mile from Tankerton Slopes, the seafront, local shops and bus routes, the property also enjoys convenient access to Whitstable town centre and mainline railway station. The plot extends to approximately 91ft (27.7m) in width and 128ft (39m) in overall depth, providing considerable space around the property and contributing to its significant potential for extension and/or remodelling, subject to consent.

Extending to approximately 1,690 sq ft (157 sq m) plus garaging, the property provides bright and spacious accommodation and presents an exciting opportunity for a purchaser to create a home tailored to their own requirements. The ground floor comprises an entrance hall, generous living room with ornate fireplace and doors

opening to the garden, sitting room, dining room, kitchen and cloakroom. To the first floor are three double bedrooms, a family bathroom and separate cloakroom, whilst the second floor accommodates a further double bedroom.

The property now requires a programme of refurbishment throughout and offers considerable scope for extension and/or remodelling, subject to consent. The rear garden extends to approximately 105ft (32m) and includes a wide paved terrace spanning the width of the house and a lawn bordered by mature planting. To the front, a driveway provides parking for multiple vehicles and access to a double garage. No onward chain.

LOCATION

Queens Road is one of Tankerton's most desirable residential locations, conveniently situated for access to Tankerton Slopes and the seafront, local shops, highly regarded schools, bus routes and the centres of both Tankerton and Whitstable. Whitstable is a fashionable town by the sea renowned for its working harbour, independent shops, highly regarded restaurants and watersports facilities. Whitstable mainline railway station is within easy reach and provides frequent services to London and the surrounding area. The A299 is also readily accessible, providing links to the A2/M2 and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Living Room 20'0" x 19'5" (6.11m x 5.92m)
- Sitting Room 16'0" x 12'11" (4.89m x 3.96m)
- Dining Room 12'0" x 9'11" (3.66m x 3.03m)
- Kitchen 16'4" x 8'9" (4.98m x 2.69m)

- Cloakroom 4'9" x 3'6" (1.47m x 1.08m)

FIRST FLOOR

- Bedroom 1 18'2" x 11'0" (5.56m x 3.37m)
- Bedroom 2 12'11" x 12'0" (3.96m x 3.66m)
- Bedroom 3 11'10" x 10'11" (3.62m x 3.33m)
- Bathroom

SECOND FLOOR

- Bedroom 4 9'10" x 9'1" (3.01m x 2.79m)

OUTSIDE

- Garden 105' x 83' (32.00m x 25.30m)
- Double Garage 24'4" x 17'4" (7.43m x 5.29m)

















Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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ENERGY PERFORMANCE CERTIFICATE

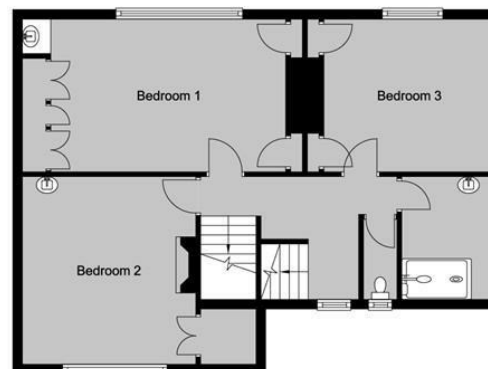
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	71
57	
EU Directive 2002/91/EC	
England & Wales	

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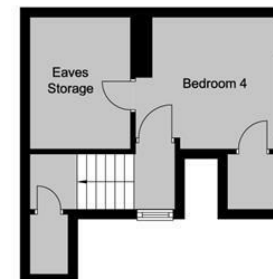
Ground Floor
Main area: approx. 85.2 sq. metres (917.0 sq. feet)
Plus Garage: Approx. 35.7 sq. metres (384.3 sq. feet)



First Floor
Main area: approx. 55.3 sq. metres (595.2 sq. feet)



Second Floor
Main area: approx. 16.5 sq. metres (177.6 sq. feet)



Main area: Approx. 157.0 sq. metres (1689.9 sq. feet)
Plus Garage: Approx. 35.7 sq. metres (384.3 sq. feet)



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