

CHRISTOPHER HODGSON



Tankerton, Whitstable
£475,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Apartment 6, 2 Graystone Road, Tankerton, Whitstable, Kent, CT5 2NB

A spacious first floor apartment forming part of this prestigious landmark building built in 2004 by highly respected developers, Rogate. Situated in a prominent position on Tankerton's much sought after Marine Parade, the apartment is only 50 metres from Tankerton Slopes and 100 metres from shops, cafes and restaurants on Tankerton Road. Whitstable station is within walking distance (1 mile).

The building is served by a lift, and this contemporary and beautifully presented apartment is arranged to provide an

entrance hall, generous open-plan living room and stylish kitchen, two double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom. Sliding doors from the living area open onto a sea facing balcony.

The apartment benefits from an allocated parking space to the rear of the building which is accessed via a secure electronic gate from Graystone Road.



LOCATION

Graystone Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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:

FIRST FLOOR

- Living Room 16'9" x 14'11" (5.11m x 4.55m)
- Kitchen 9'10" x 9'4" (3.00m x 2.84m)
- Bedroom 1 13'11" x 10'0" (4.24m x 3.04m)

- Bedroom 2 13'8" x 9'10" (4.17m x 3.00m)
- Balcony 11'7" x 3'5" (3.53m x 1.04m)
- Communal Hall 4'11" x 13'8" (1.49m x 4.17m)

Secure Gated Parking

The apartment benefits from an allocated parking space to the rear of the building, which is accessed via a secure electronic gate from Graystone Road.

LEASE

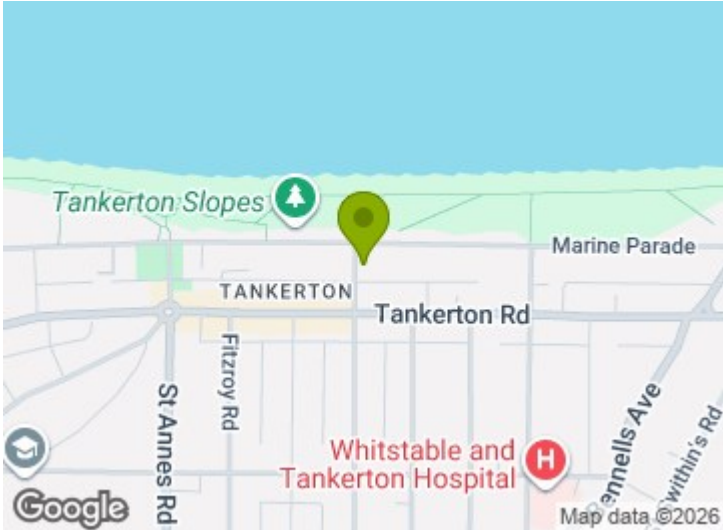
The property is being sold with the remainder of a 199 years from and including 1 January 2003 (subject to confirmation from vendor's solicitor).

GROUND RENT

Peppercorn (subject to confirmation from vendor's solicitor).

SERVICE CHARGE

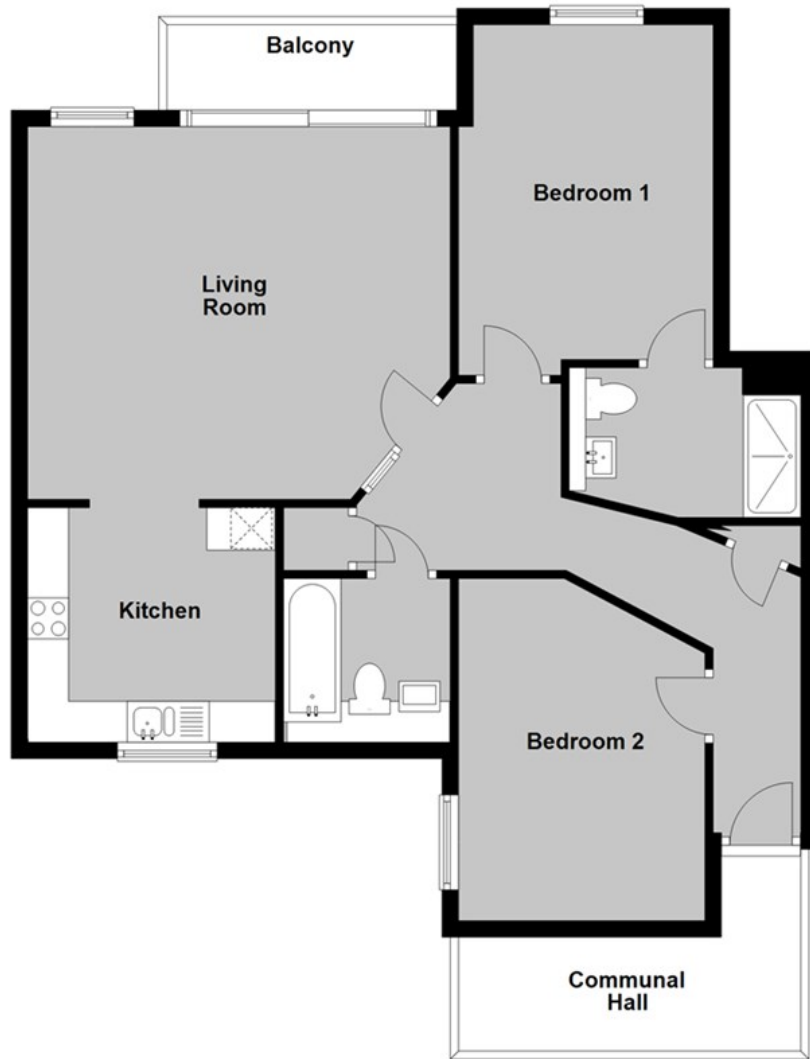
The yearly service charge for the period 1 January 2026 - 31 December 2026 is £3,144.96 (subject to confirmation from the vendor's solicitors).





First Floor Flat

Approx. 78.8 sq. metres (848.1 sq. feet)



Total area: approx. 78.8 sq. metres (848.1 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,397.99.

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Energy Efficiency Rating	
Very energy efficient (newest properties)	Best A
Energy efficient	B
Decent	C
Below average	D
Energy inefficient	E
Very energy inefficient (oldest properties)	F
Very energy inefficient (oldest properties)	G
Energy Efficiency Rating	81 82
England & Wales	81 82

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