



CHRISTOPHER HODGSON

Tankerton, Whitstable

44a Ham Shades Lane, Tankerton, Whitstable, Kent, CT5 1NX

Freehold

Ideally situated on one of Whitstable's most favoured roads, this stylish family home occupies a generous plot and is conveniently positioned for access to Whitstable's vibrant town centre, Tankerton Slopes and seafront, and Whitstable mainline railway station (0.7 miles).

The generously proportioned and versatile accommodation is arranged on the ground floor to provide an entrance hall, a spacious sitting room, an open-plan kitchen/dining room, a utility room and a cloakroom. To the first floor, there are three double bedrooms, including the principal bedroom with en-suite shower room, and a separate family bathroom.

The beautifully tended rear garden is a particularly attractive feature of the property, extending to approximately 50ft (15m) and incorporating a summer house, creating an ideal space for both relaxation and entertaining. A generous driveway provides off-street parking for several vehicles.

LOCATION		
Ham Shades Lane is a highly sought after location conveniently situated for access to shops and services at both Whitstable and Tankerton. Mainline railway services are available at Whitstable (0.7 of a mile distant) offering fast and frequent services to London (Victoria 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible linking with the A2/ M2 providing access to London, the Channel ports and subsequent motorway network.		
Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style		
gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.		
ACCOMMODATION		
The accommodation and approximate measurements (taken at maximum points) are:		
GROUND FLOOR		
• Entrance Hall		
• Sitting Room 17'8" x 13'6" (5.38m x 4.11m)		
• Kitchen/Dining Room 17'8" x 13'6" (5.38m x 4.11m)		
• Utility 7'10" x 3'10" (2.39m x 1.17m)		
• Cloakroom		
FIRST FLOOR		
• Bedroom 1 15'3" x 12'11" (4.65m x 3.94m)		
• En-suite Shower Room 10'11" x 4'5" (3.33m x 1.35m)		
• Bedroom 2 15'9" x 10'0" (4.80m x 3.05m)		
• Bedroom 3 9'3" x 7'8" (2.82m x 2.34m)		
• Bathroom 7'8" x 5'8" (2.34m x 1.73m)		
OUTSIDE		
• Garden 50' x 39' (15.24m x 11.89m)		
• Outhouse 17'0" x 12'4" (5.18m x 3.76m)		









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

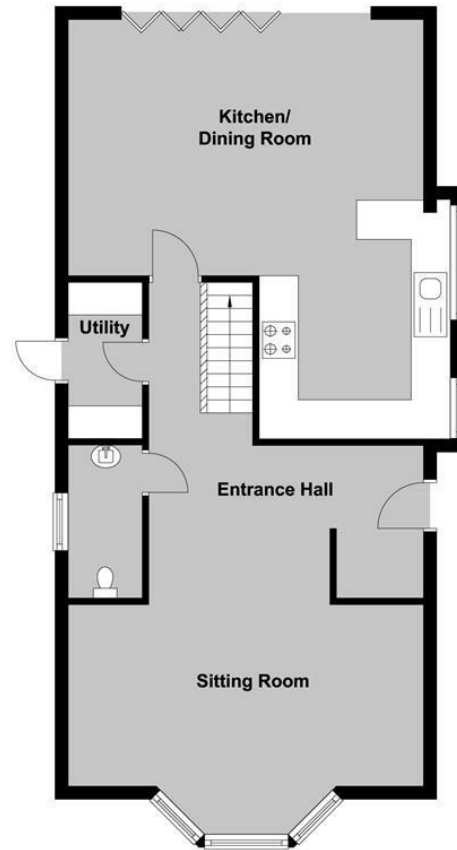
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

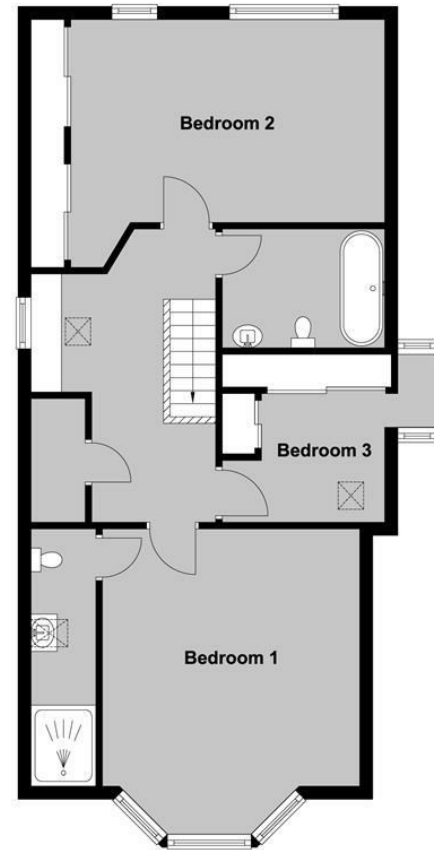
Ground Floor

Main area: approx. 66.9 sq. metres (720.5 sq. feet)



First Floor

Main area: approx. 64.1 sq. metres (690.2 sq. feet)



Main area: Approx. 131.0 sq. metres (1410.7 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe