

CHRISTOPHER HODGSON



**Tankerton, Whitstable**

**£695,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Tankerton, Whitstable

*51 Pier Avenue, Tankerton, Whitstable, Kent, CT5 2HJ*

A spacious and significantly extended 1930s family home on a highly desirable, tree-lined Avenue within central Tankerton, ideally positioned just 260 metres from the seafront and close to the shops and amenities on Tankerton Road. Whitstable town centre and the mainline station (approximately 1 mile) are also easily accessible.

The beautifully presented and versatile accommodation is arranged over three floors. The ground floor comprises an entrance porch and hall, a sitting room with a wood-burning stove, and a superb open-plan kitchen/dining room with bi-folding doors opening to the rear garden, as well as a cloakroom.

To the first floor there are four bedrooms, a study, a family bathroom and a separate cloakroom. The second floor is occupied by the principal bedroom suite, which benefits from fitted wardrobes and a stylish en-suite shower room.

The thoughtfully landscaped rear garden enjoys a westerly aspect and extends to 76ft (23m), incorporating a natural stone terrace, mature planting and a variety of fruit trees including apple, mulberry, cherry and pear. The garden also includes a greenhouse and Asgard storage sheds. A studio (formerly the garage) can be accessed from the rear garden or the driveway and would suit a variety of uses. To the front, the driveway provides off-street parking, an electric vehicle charging point and Asgard bike storage.



## LOCATION

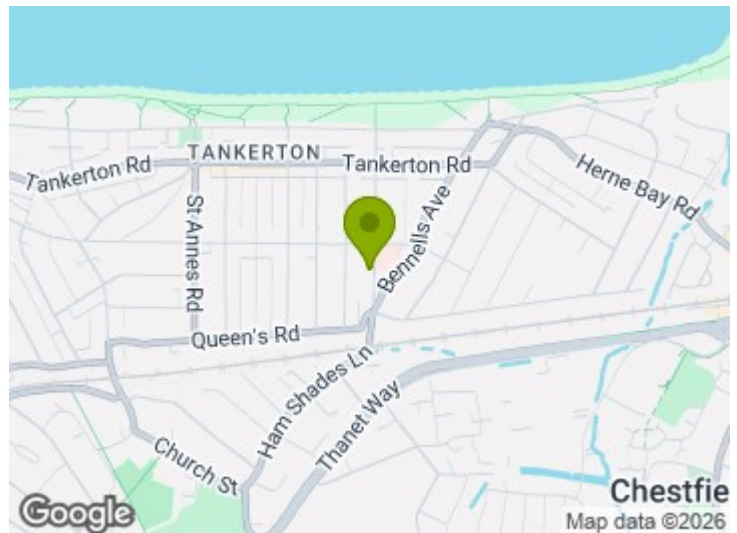
Pier Avenue is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services 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. The popular town of 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 Porch
- Entrance Hall
- Sitting Room 12'8" x 12'3" (3.86m x 3.73m )
- Dining Area 12'1" x 11'1" (3.68m x 3.38m)
- Kitchen 13'5" x 8'8" (4.09m x 2.64m)
- Cloakroom



#### FIRST FLOOR

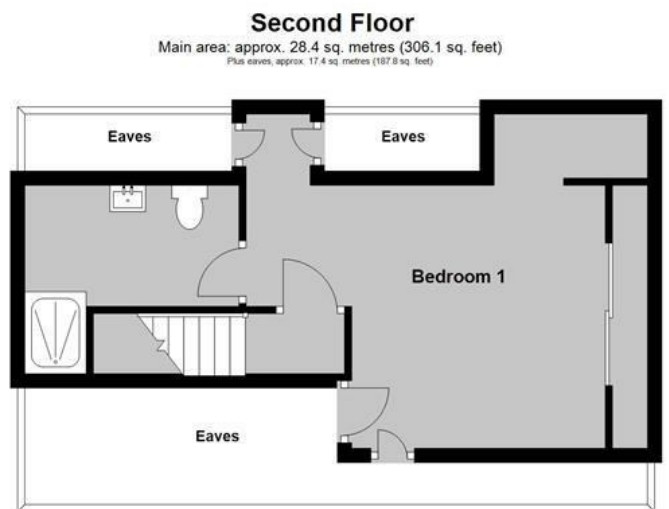
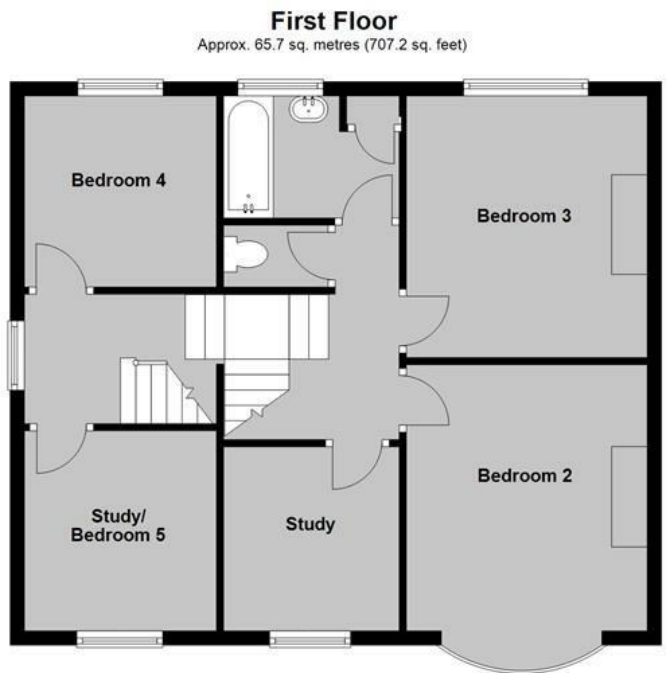
- Bedroom 2 12'3" x 11'2" (3.73m x 3.41m)
- Bedroom 3 12'1" x 11'0" (3.68m x 3.36m)
- Bedroom 4 8'8" x 8'6" (2.65m x 2.60m)
- Study / Bedroom 5 9'3" x 8'10" (2.81m x 2.70m)
- Study 8'6" x 8'1" (2.59m x 2.47m)
- Bathroom
- Cloakroom

#### SECOND FLOOR

- Bedroom 1 16'7" x 12'2" (5.05m x 3.71m )
- En-Suite Shower Room

#### OUTSIDE

- Garden 76' x 30' (23.16m x 9.14m)
- Studio 17'1" x 8'5" (5.21m x 2.57m)



**Main area: Approx. 160.2 sq. metres (1724.6 sq. feet)**  
Plus eaves, approx. 17.4 sq. metres (187.8 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		Current	Target
100 kWh/m <sup>2</sup> /year	A		
71 kWh/m <sup>2</sup> /year	B		
55 kWh/m <sup>2</sup> /year	C		
45 kWh/m <sup>2</sup> /year	D		
35 kWh/m <sup>2</sup> /year	E		
25 kWh/m <sup>2</sup> /year	F		
15 kWh/m <sup>2</sup> /year	G		
10 kWh/m <sup>2</sup> /year	H		
5 kWh/m <sup>2</sup> /year	I		
0 kWh/m <sup>2</sup> /year	J		

Energy Efficiency Rating: **C** (Current), **B** (Target)

England & Wales

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