

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Tankerton, Whitstable

£435,000 Freehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.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 office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Tankerton, Whitstable

56 Kemp Road, Tankerton, Whitstable, Kent, CT5 2PY

A tastefully refurbished semi-detached bungalow ideally positioned in a prime location within walking distance of Tankerton's parade of shops (0.8 miles), restaurants and cafés, Tankerton slopes and seafront (0.5 miles), bus routes, highly regarded schools and Chestfield and Swalecliffe station (0.6 miles).

The bright and spacious accommodation is presented in smart contemporary style throughout and is arranged to provide an entrance porch, entrance hall, a spacious sitting room opening to a dining area with doors to the garden, and a contemporary kitchen. There are two double bedrooms with fitted wardrobes and a well-appointed family bathroom.

Outside, the garden extends to 64ft (19m) and a driveway provides an area of off-street parking and access to the attached garage.



Location

Kemp Road is situated in a much sought after location, conveniently positioned for access to Tankerton. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Chestfield and Swalecliffe station (0.4 miles distant) and Whitstable station (1.4 miles distant) offer frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The popular town of Whitstable is than 1.8 miles 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:

- **Entrance Porch**
7'10" x 5'5" (2.39m x 1.65m)
- **Entrance Hall**
14'11" x 5' (4.55m x 1.52m)
- **Sitting Room**
16'0" x 11'11" (4.88m x 3.62m)
- **Dining Area**
8'10" x 6'3" (2.69m x 1.91m)
- **Kitchen**
11' x 8'4" (3.35m x 2.54m)
- **Bedroom 1**
13'6" x 11'5" (4.11m x 3.48m)
- **Bedroom 2**
10'6" x 9'5" (3.19m x 2.88m)



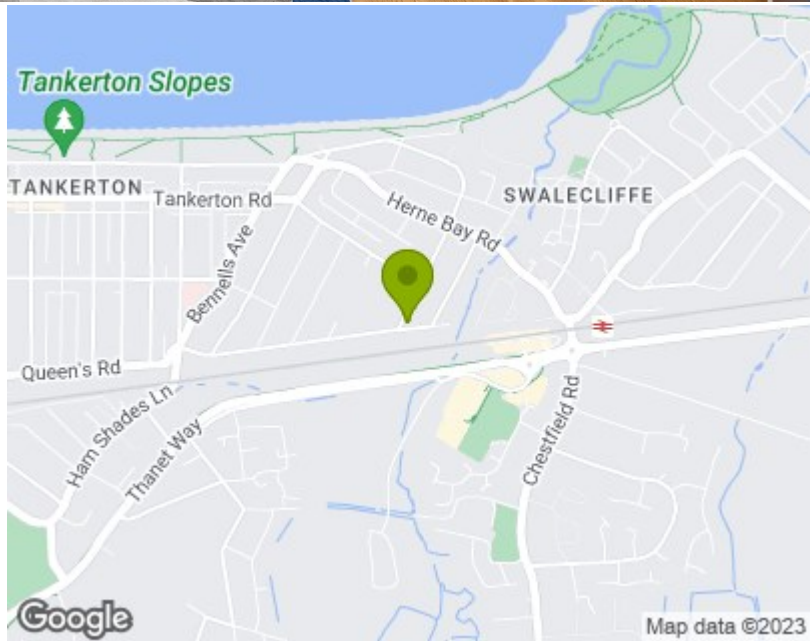
- Bathroom
6'11" x 6'2" (2.11m x 1.88m)

OUTSIDE

- Garage
13'1" x 7'10" (3.99m x 2.39m)
- Garden
64' x 31' (19.51m x 9.45m)

Video Tour

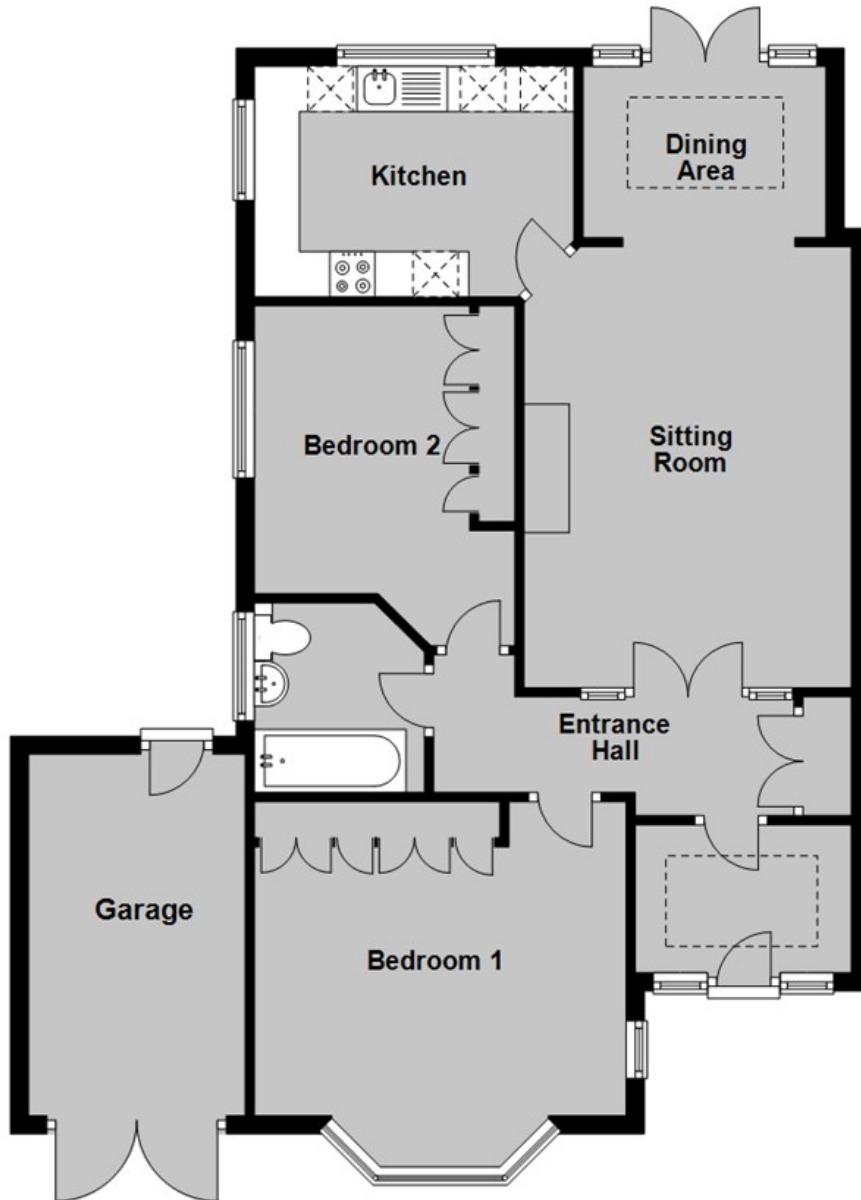
Please view the video tour for this property, and contact us to discuss arranging a viewing.





Ground Floor

Main area: approx. 72.6 sq. metres (781.7 sq. feet)
Plus garages, approx. 9.6 sq. metres (103.3 sq. feet)



Main area: Approx. 72.6 sq. metres (781.7 sq. feet)
Plus garages, approx. 9.6 sq. metres (103.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is **£1,864.53.**

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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 Estate 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.

Room	Rating
Living Room	C
Bedroom 1	D
Bedroom 2	D
Kitchen	D
Bathroom	D
Garage	D
Overall Rating	E (59)