CHRISTOPHER HODGSON

Tankerton, Whitstable

£375,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

2 Gann Road, Tankerton, Whitstable, Kent, CT5 2EQ

A beautifully presented period home occupying a desirable position between Tankerton and Whitstable, conveniently situated within a short stroll of the beach and less than 500 metres from Whitstable mainline railway station. Whitstable's bustling High Street, with its excellent range of independent shops, cafés and highly regarded restaurants, is also within easy reach.

The bright, spacious and stylishly presented accommodation is arranged on the ground floor to provide an entrance hall, sitting room with wood-burning stove, and a generous dining room opening to a smartly fitted contemporary kitchen with casement doors opening to the garden. To the first floor are two double bedrooms and a luxurious bathroom with freestanding bath and separate shower enclosure.

Outside, the south-facing rear garden extends to approximately 44ft (13m).

LOCATION
Gann Road occupies a peaceful position conveniently situated between Tankerton and Whitstable, within easy reach of the beach, Tankerton Road, Whitstable town centre and mainline railway station. Whitstable is a fashionable town by the sea, renowned for its working harbour, independent shops, highly regarded restaurants and watersports facilities. Whitstable railway station is less than 500 metres distant and provides frequent services to London and the surrounding area. The A299 is also easily accessible, providing links to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

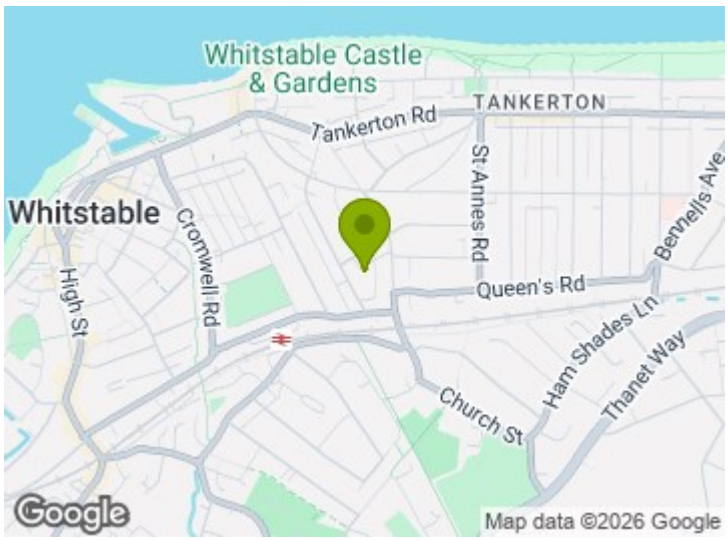
- Sitting Room 10'8" x 11'3" (3.25m x 3.44m)
- Dining Room 10'8" x 11'3" (3.26m x 3.44m)
- Kitchen 8'10" x 7'10" (2.70m x 2.38m)

FIRST FLOOR

- Bedroom 1 10'8" x 11'3" (3.25m x 3.44m)
- Bedroom 2 10'8" x 7'8" (3.26m x 2.33m)
- Bathroom 8'9" x 8'0" (2.67m x 2.44m)

OUTSIDE

- Garden 44' x 16' (13.41m x 4.88m)

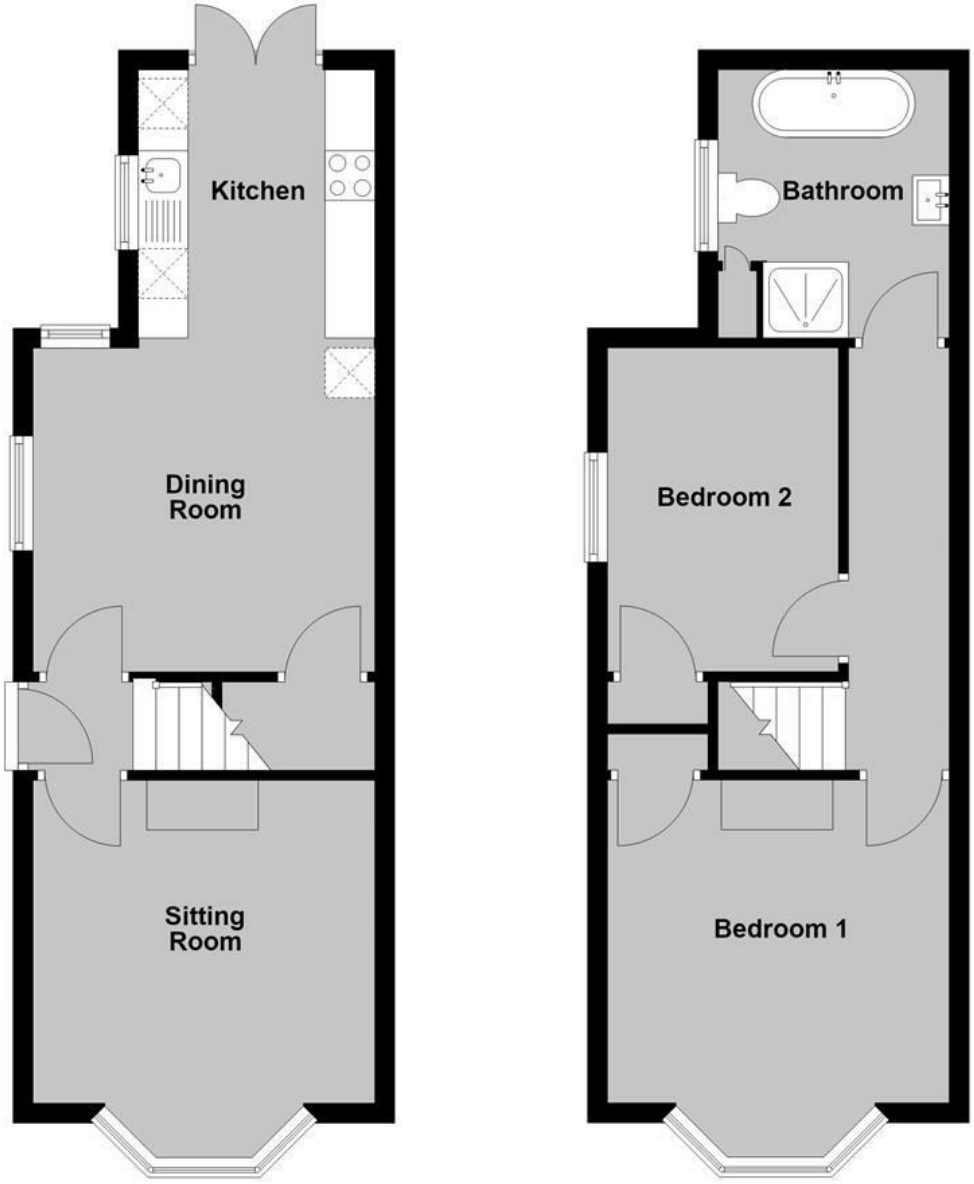

Whitstable Castle
& Gardens
TANKERTON
Tankerton Rd
Whitstable
St Annes Rd
Cromwell Rd
High St
Queen's Rd
Ham Shades Ln
Thanet Way
Church St
Google
Map data ©2026 Google

Ground Floor

Approx. 33.1 sq. metres (356.0 sq. feet)

First Floor

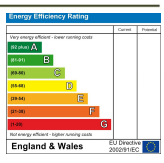
Approx. 33.2 sq. metres (356.9 sq. feet)



Total area: approx. 66.2 sq. metres (712.9 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

Christopher Hodgson Estate Agents for itself and as for the vendor ot 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 Reasonableendeavours 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 ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor 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, ornission 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.



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Folio No. 7722/MS

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK