

# Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



## Tankerton, Whitstable

£525,000 Freehold

...for Coastal, Country & City living.



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# Tankerton, Whitstable

25 Fitzroy Road, Tankerton, Whitstable, Kent, CT5 2LG

A charming 1930's semi-detached house ideally positioned in a much sought after location within central Tankerton, close to shops and amenities, just 350 metres from Tankerton Slopes and seafront and a short stroll to Whitstable mainline station (0.5 miles).

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, two reception rooms with open fireplaces, a kitchen and a dining room with doors opening to the garden. To the first floor there are three well proportioned bedrooms and a family bathroom.

The mature and thoughtfully planted rear garden extends to 71ft (21m) and incorporates a garden studio with burning stove, which would suit a variety of uses. No onward chain.



## Location

Fitzroy 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 are:

### GROUND FLOOR

- Entrance Porch

- Entrance Hall

- Reception Room  
13'7" x 12'6" ( 4.15m x 3.83m)  
at maximum points.

- Sitting Room  
15'3" x 11'7" (4.66m x 3.52m)  
at maximum points.

- Dining Room  
11'1" x 9'6" (3.40m x 2.90m )  
at maximum points.

- Kitchen  
12'1" x 7'10" (3.68m x 2.40m)  
at maximum points.



- **Cloakroom**  
5'4" x 2'7" (1.63m x 0.79m)  
at maximum points.

**FIRST FLOOR**

- **Bedroom 1**  
13'6" x 12'5" (4.13m x 3.81m)  
at maximum points.

- **Bedroom 2**  
15'6" x 11'7" (4.73m x 3.52m)  
at maximum points.

- **Bedroom 3**  
9'1" x 8'0" (2.76m x 2.45m)  
at maximum points.

- **Cloakroom**  
4'10" x 2'7" (1.47m x 0.79m)  
at maximum points.

- **Bathroom**  
7'1" x 5'11" (2.16m x 1.80m)  
at maximum points.

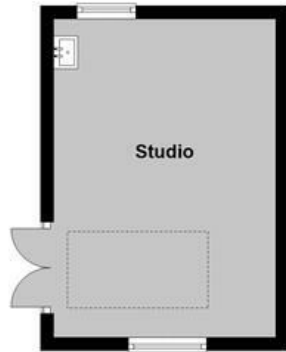
**OUTSIDE**

- **Garden**  
71' x 22' (21.64m x 6.71m)  
at maximum points.

- **Studio**  
16 x 11'3" (4.88m x 3.43m)  
at maximum points.

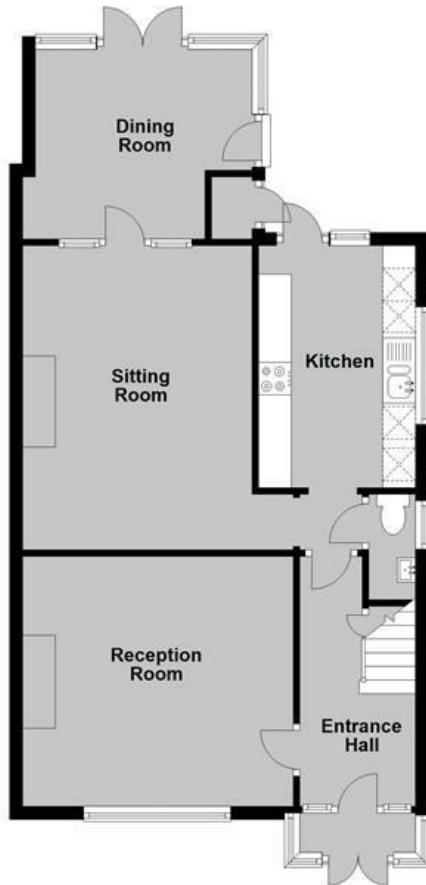
**Video Tour Available**  
Please view the video tour for this property, and contact us to discuss arranging a viewing.





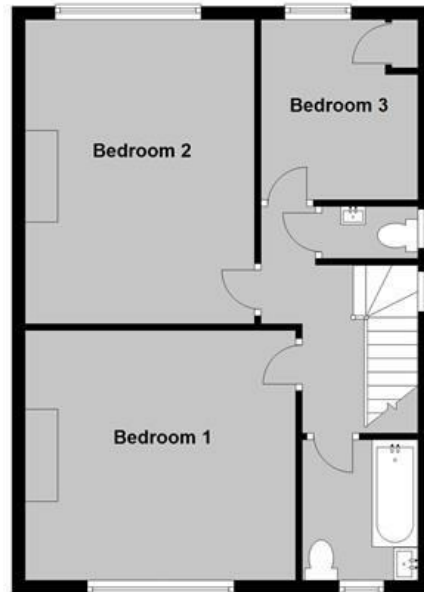
### Ground Floor

Main area: approx. 63.3 sq. metres (681.2 sq. feet)  
Plus outbuildings, approx. 16.7 sq. metres (179.6 sq. feet)



### First Floor

Approx. 52.1 sq. metres (560.9 sq. feet)



Main area: Approx. 115.4 sq. metres (1242.1 sq. feet)  
Plus outbuildings, approx. 16.7 sq. metres (179.6 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**

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Rating	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Current Rating: **C**  
Potential Rating: **B**