Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Tankerton, Whitstable

£525,000 Leasehold

...for Coastal, Country & City living.

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Tankerton, Whitstable

Apartment 12, Beacon Heights, 7 Marine Parade, Tankerton, Whitstable, Kent, CT5 2BL

In an elevated sea facing location on the crest of Marine Parade, this purpose built second floor apartment commands far reaching panoramic views of the sea. This desirable development is enviably positioned close to shops and amenities on Tankerton Road, Whitstable town centre and Whitstable mainline station which is one mile distant.

The apartment provides smartly presented and comfortably proportioned accommodation comprising an entrance hall, sitting/dining room opening onto a generous sea facing balcony, a striking contemporary kitchen, two double bedrooms and two sleek modern bathrooms, including an en-suite shower room to the master bedroom.

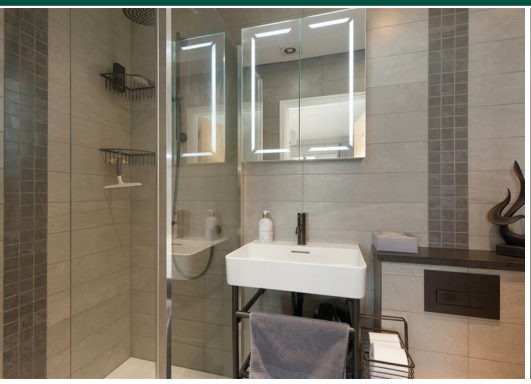
The apartment benefits from communal gardens and one allocated parking space, located to the rear of the building.

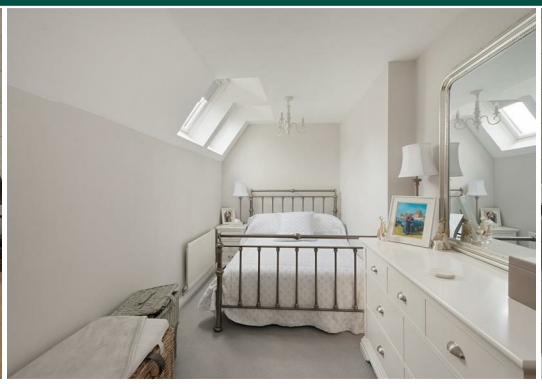
No onward chain.

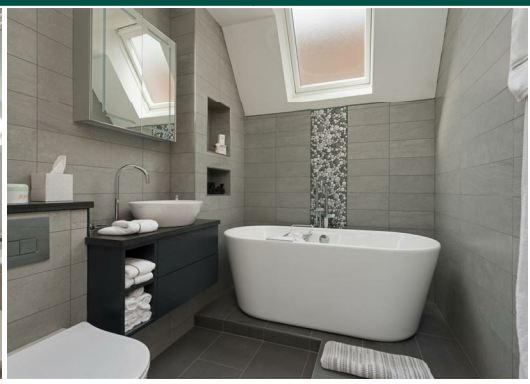
Location
Marine Parade is considered to be one of the most sought after residential locations in Tankerton. Being on the seafront not only means that you can take full advantage of the views but also of the comprehensive range of shopping facilities and other amenities at Tankerton which are but a short walk away. Whitstable is approximately 1.2 miles distant offering further educational, recreational and leisure amenities including water sports activities together with the sea food restaurants for which the town has become renowned. There is also a mainline railway station offering fast and frequent services to London. The A299 is also easily accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and subsequent motorway network.

Accommodation
The accommodation and approximate measurements are:

- **Entrance Hall**
- **Sitting/Dining Room**
  18'11" x 11'0" (5.77m x 3.35m)
  at maximum points
- **Kitchen**
  11'1" x 8'9" (3.38m x 2.67m)
  at maximum points
- **Bedroom 1**
  16'3" x 11'3" (4.95m x 3.43m)
  at maximum points
- **En-Suite Shower Room**
  7'6" x 3'10" (2.29m x 1.17m)
  at maximum points
- **Bedroom 2**
  16'2" x 7'4" (4.93m x 2.24m)
  at maximum points







• **Bathroom**
7'7" x 6'4" (2.31m x 1.93m)
at maximum points

Parking
One allocated parking space.

Lease
We understand that the property is being sold with the remainder of a 125 year lease created in 2004 (subject to confirmation from vendors solicitors).

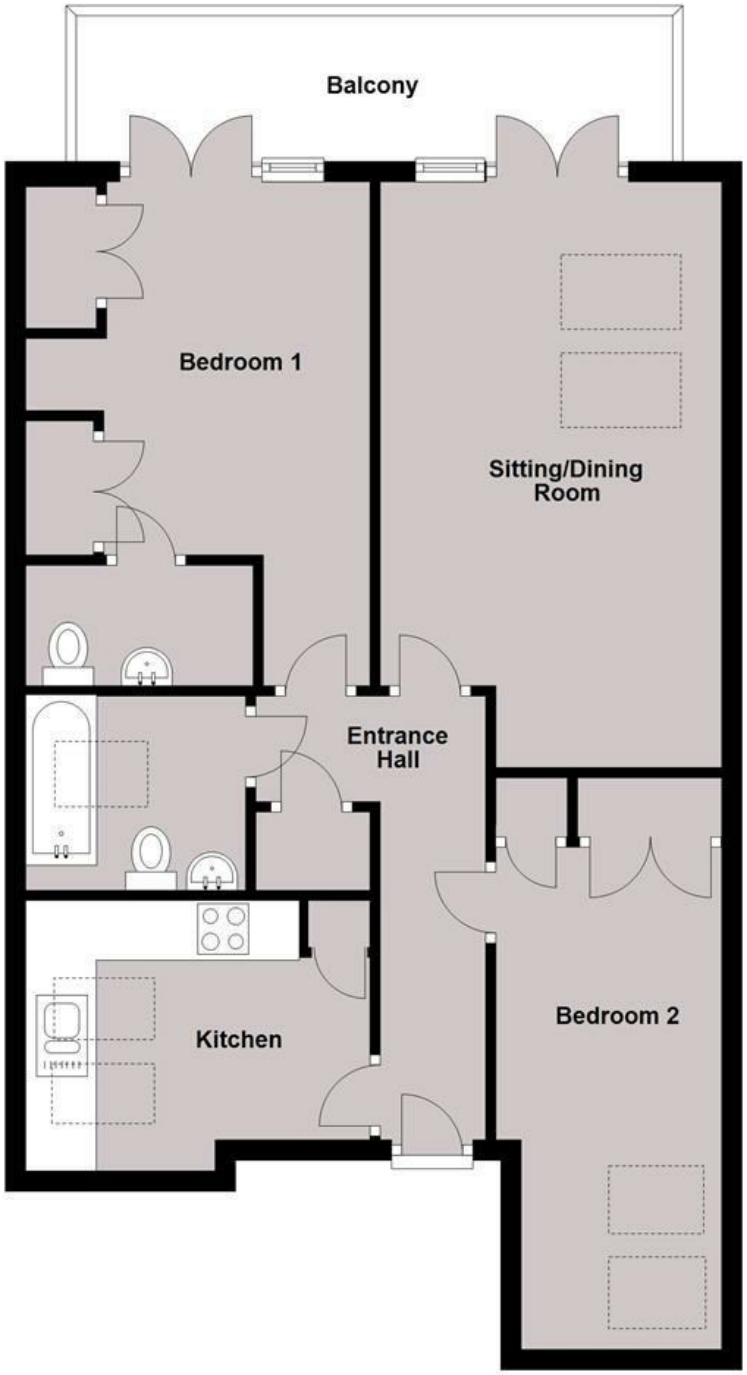
Ground Rent
The ground rent payable for 2022 is £250 (subject to confirmation from the vendors solicitors).

Service/Maintenance Charge
The annual service charge for 2022 is £1,500.00 (subject to confirmation from the vendors solicitors).

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

Second Floor

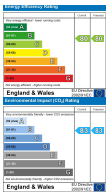
Approx. 69.2 sq. metres (744.9 sq. feet)



Total area: approx. 69.2 sq. metres (744.9 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £1,997.91.

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



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