



Tankerton, Whitstable

£475,000 Freehold

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Whitstable

43 Seafield Road, Tankerton, Whitstable, Kent, CT5 2LW

****SOLD SUBJECT TO CONTRACT****

A significantly extended and smartly presented semi-detached bungalow ideally positioned in a prime location close to Tankerton's parade of shops, restaurants and cafés, Tankerton slopes and seafront, bus routes, highly regarded schools and Whitstable station which is less than one mile distant.

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 and a superb open-plan kitchen/dining room with vaulted ceiling and casement doors opening to the garden. There are two double bedrooms and a bathroom.

The South facing garden extends to 49ft (15m) and a block paved driveway provides an area of off-street parking.



Location

Seafield Road is one of Tankerton's favoured locations because of its close proximity to the sea, it is also accessible for local amenities including shops, and bus routes. Whitstable is approximately 2 miles distant offering further educational, recreational and leisure amenities including the seafood restaurants for which the town is renowned as well as the 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:

GROUND FLOOR

• Entrance Porch

7'10" x 2'0" (2.39m x 0.61m)
at maximum points.

• Entrance Hall

15'6" x 3' (4.72m x 0.91m)
at maximum points.

• Sitting Room

15'11" x 11'11" (4.84m x 3.63m)
at maximum points.

• Dining Room

10'0" x 9'10" (3.06m x 2.99m)
at maximum points.

• Kitchen

11'7" x 10'3" (3.52m x 3.13m)
at maximum points.

• Bedroom 1

13'3" x 11'5" (4.04m x 3.48m)
at maximum points.



- **Bedroom 2**
12'2" x 9'2" (3.72m x 2.79m)
at maximum points.

- **Bathroom**
6'0" x 5'7" (1.83m x 1.69m)
at maximum points.

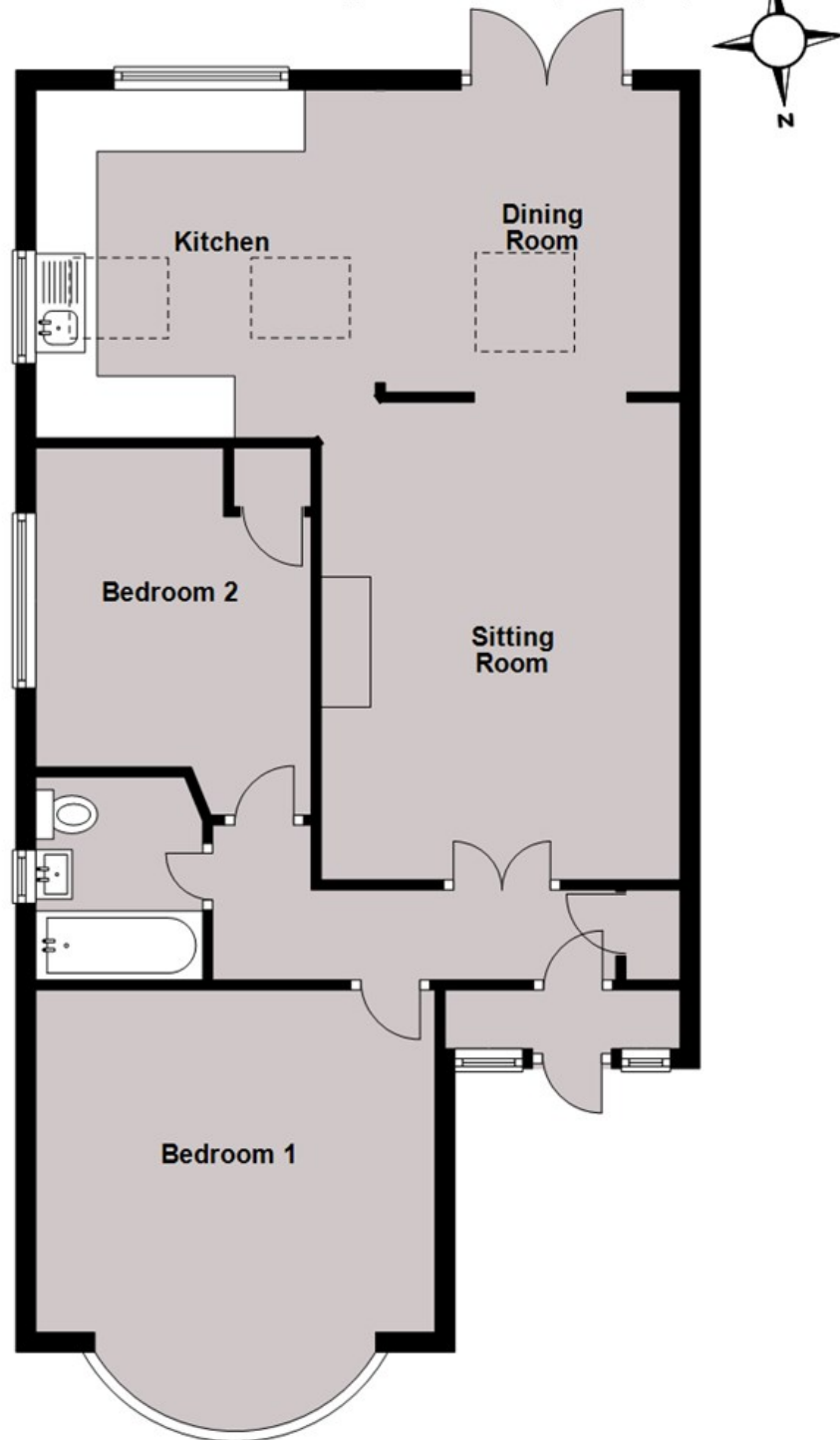
OUTSIDE

- **Garden**
49' x 28' (14.94m x 8.53m)
at maximum points.



Ground Floor

Approx. 75.6 sq. metres (813.7 sq. feet)



Total area: approx. 75.6 sq. metres (813.7 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is £1,775.92.

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

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