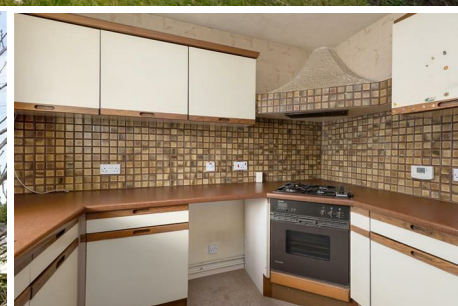


CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**£399,950** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Tankerton, Whitstable

## *103 Northwood Road, Tankerton, Whitstable, Kent, CT5 2HF*

A spacious semi-detached bungalow ideally positioned on a desirable road within central Tankerton, conveniently situated within close proximity to Tankerton's charming seafront, shops and amenities on Tankerton Road, and a short walk from Whitstable station (0.8 miles).

The comfortably proportioned accommodation is arranged to provide an entrance hall, living room, kitchen, garden room, two double bedrooms and a bathroom.

The property would now benefit from a programme of modernisation and offers considerable scope to extend and remodel (subject to obtaining all necessary consents and approvals).

The attractive rear garden extends to 63ft (19.2m) and incorporates a detached garage which is accessed via a 10ft right of way from Wynn Road. No onward chain.



### LOCATION

Northwood Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway station offers 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 approximately 0.5 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and 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:

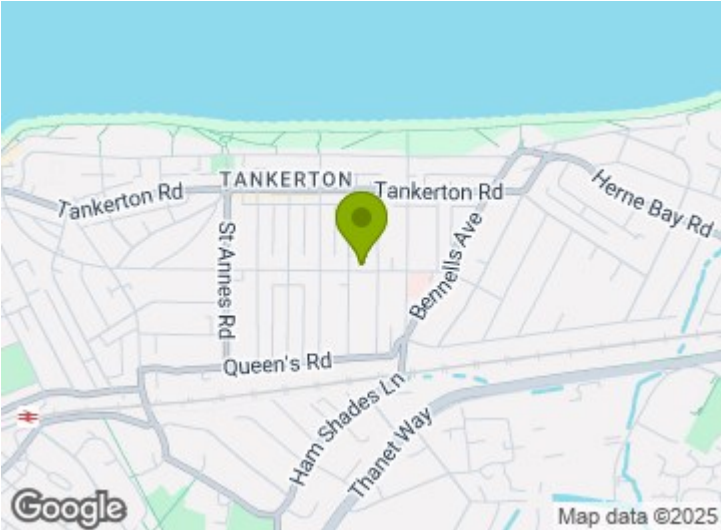
#### GROUND FLOOR

- Entrance Hall
- Living Room 16'11" x 11'10" (5.16m x 3.60m)
- Kitchen 11'6" x 9'1" (3.50m x 2.76m)

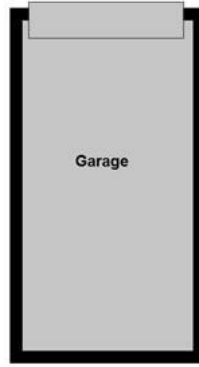
- Bedroom 1 15'5" x 10'10" (4.71m x 3.30m)
- Garden Room 12'4" x 7'5" (3.76m x 2.26m)
- Bedroom 2 10'2" x 10'1" (3.09m x 3.07m)
- Bathroom

#### OUTSIDE

- Garden 63'0" x 27'10" (19.21m x 8.5m)
- Garage 18'1" x 9'4" (5.51m x 2.84m)

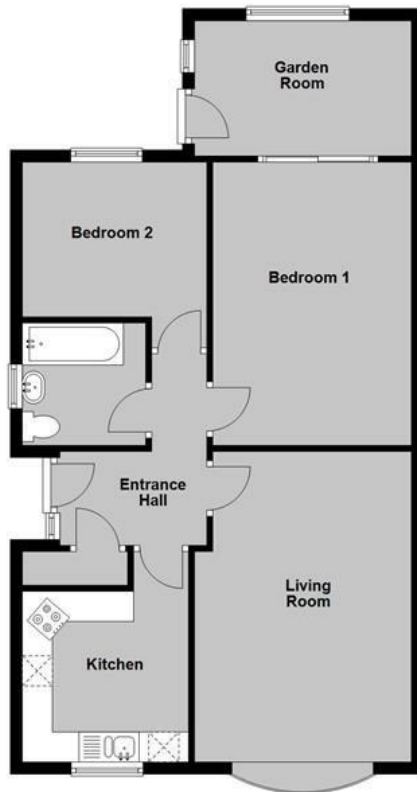






### Ground Floor

Main area: approx. 72.5 sq. metres (780.5 sq. feet)  
Plus garages, approx. 15.6 sq. metres (168.4 sq. feet)



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**Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Unacceptable	G		
Energy Efficiency Rating		64	75
England & Wales		EDC	EDC

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