



Tankerton, Whitstable

Guide Price £350,000 Freehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Tankerton, Whitstable

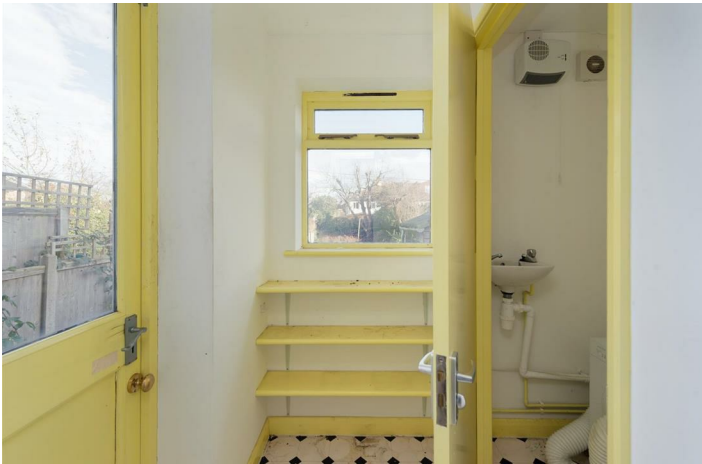
61 Wynn Road, Tankerton, Whitstable, Kent, CT5 2JN

A semi-detached house in a much sought after central Tankerton location, close to shops and amenities on Tankerton Road, a short stroll to Tankerton Slopes and seafront, and less than one mile from Whitstable mainline station.

The property now requires a programme of modernisation throughout and there is considerable scope to extend the existing accommodation (subject to obtaining all necessary consents and approvals), which once complete would provide a fantastic family home.

The ground floor is currently arranged to provide an entrance hall, sitting room with bay window, kitchen/dining room, and a cloakroom. To the first floor there are two bedrooms and a bathroom.

The rear garden extends to 81ft (24m). No onward chain.



Location

Wynn Road is in a much sought after residential location in central Tankerton, conveniently positioned for access to local shopping and educational facilities, seafront and bus routes. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with mainline railway stations at Chestfield and Whitstable which offer frequent services to London (Victoria) approximately 80 minutes with high speed links to London (St Pancras) approximately 73 minutes. The popular town of Whitstable is approximately 1.3 miles distant providing a diverse range of shopping facilities as well as fashionable restaurants, recreational and leisure amenities.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Hall**
12'7" x 5'4" (3.83m x 1.63m)
at maximum points.
- **Sitting Room**
12'7" x 10'6" (3.83m x 3.20m)
at maximum points.
- **Kitchen/Dining Room**
16'2" x 10'2" (4.93m x 3.10m)
at maximum points.
- **Cloakroom**
4'10" x 4'10" (1.47m x 1.47m)
at maximum points.



FIRST FLOOR

- **Bedroom 1**
12'7" x 10'5" (3.83m x 3.17m)
at maximum points.
- **Bedroom 2**
10'2" x 10'1" (3.10m x 3.07m)
at maximum points.
- **Bathroom**
5'9" x 5'8" (1.74m x 1.73m)
at maximum points.
- **Cloakroom**
4'6" x 2'8" (1.37m x 0.81m)
at maximum points.

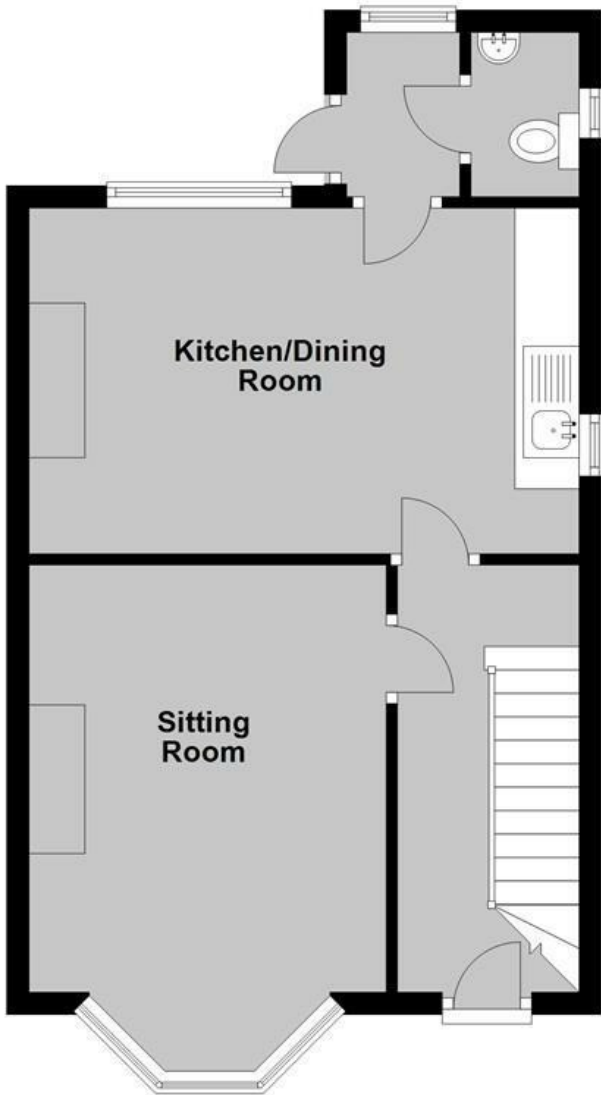
OUTSIDE

- **Garden**
81" x 21" (24.69m x 6.40m)
at maximum points.



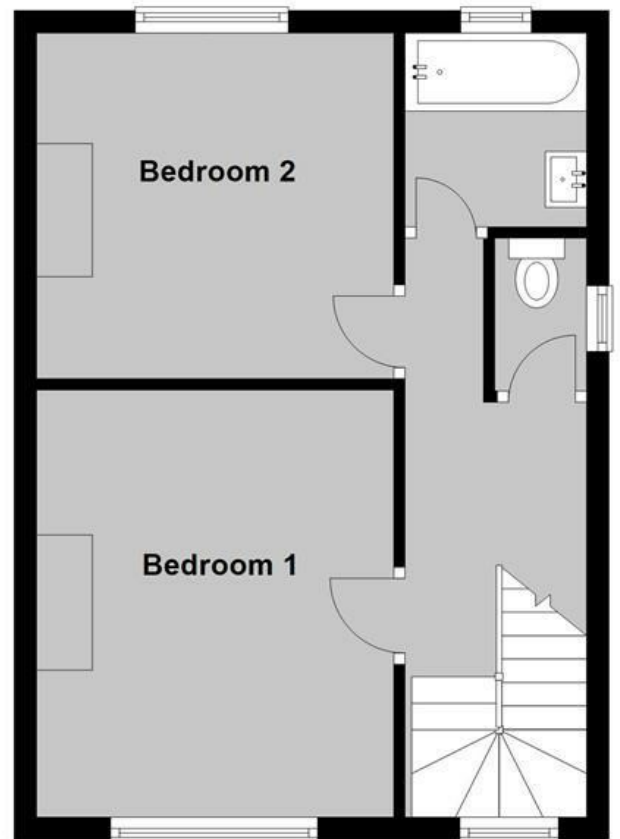
Ground Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Total area: approx. 72.5 sq. metres (780.3 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

Christopher Hodgson Estate Agents for itself and as for the vendor or 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 Reasonable endeavours 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 Estate 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 of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor 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, omission 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.

| Band | Rate |
|------|-----------|
| A | £1,450.00 |
| B | £1,600.00 |
| C | £1,775.92 |
| D | £1,950.00 |
| E | £2,150.00 |
| F | £2,350.00 |
| G | £2,550.00 |
| H | £2,750.00 |
| I | £2,950.00 |
| J | £3,150.00 |
| K | £3,350.00 |
| L | £3,550.00 |
| M | £3,750.00 |
| N | £3,950.00 |
| O | £4,150.00 |
| P | £4,350.00 |
| Q | £4,550.00 |
| R | £4,750.00 |
| S | £4,950.00 |
| T | £5,150.00 |
| U | £5,350.00 |
| V | £5,550.00 |
| W | £5,750.00 |
| X | £5,950.00 |
| Y | £6,150.00 |
| Z | £6,350.00 |