

CHRISTOPHER HODGSON



Tankerton, Whitstable
£350,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Flat 3, The Exchange Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AL

A spacious ground floor flat forming part of this prestigious development and former telephone exchange, enviably positioned moments from the beach and Whitstable Castle, and within close proximity of the bustling town centre, working harbour and Whitstable station (0.6 miles distant).

The generously proportioned and beautifully presented accommodation is arranged to provide an entrance hall,

sitting room open-plan to dining room, a spacious and smartly fitted kitchen, two double bedrooms and two bathrooms, including an en-suite bathroom to the principal bedroom.

The property benefits from one allocated parking space, located to the rear of the building and accessed from Tankerton Road. There is also a lift within the building. No onward chain.



LOCATION

Tankerton Road is a much sought after road in central Tankerton, conveniently positioned for access to shops on 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 stations offer frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The popular town of Whitstable is approximately 0.7 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

- Communal Entrance Hall 9'10" x 4'8" (3.00m x 1.43m)
- Entrance Hall
- Living Room 16'6" x 15'11" (5.04m x 4.85m)
- Kitchen 15'0" x 7'10" (4.57m x 2.38m)
- Bedroom 1 13'11" x 13'5" (4.26m x 4.10m)
- En-Suite Bathroom
- Bedroom 2 14'11" x 13'5" (4.55m x 4.09m)
- Shower Room



Parking

The property benefits from one allocated parking space, located to the rear of the building and accessed from Tankerton Road.

Lease

The property is being sold with the remainder of a 125 year lease from and including 1 January 2002 (subject to confirmation from vendor's solicitor).

Service Charge

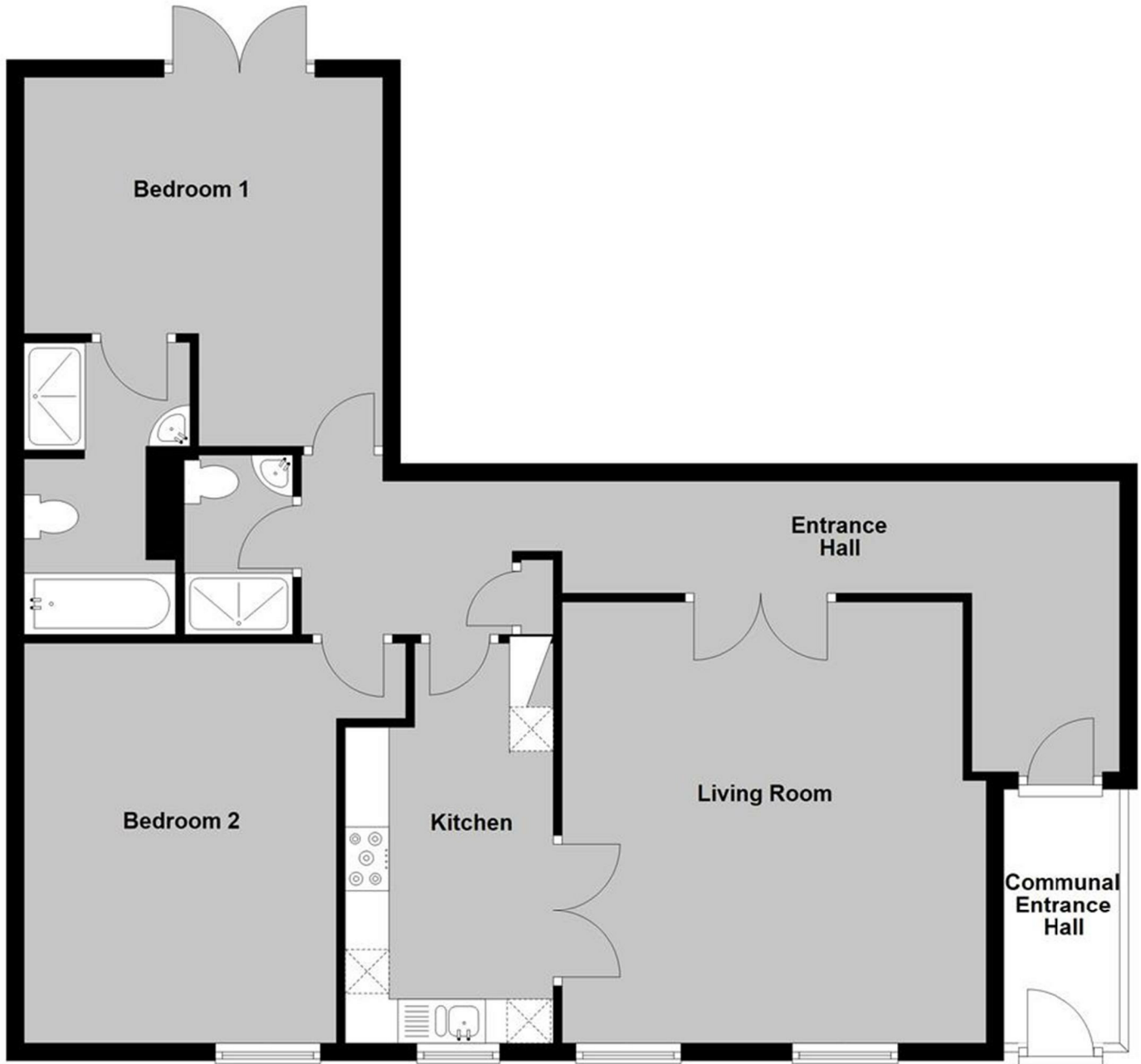
We have been advised that the Service Charge for 2023/2024 will be in the region of £1,800 per annum (subject to confirmation from the vendor's solicitor).

Ground Rent

Not applicable (to be confirmed by the vendors solicitors).

Ground Floor

Approx. 95.0 sq. metres (1022.4 sq. feet)



Total area: approx. 95.0 sq. metres (1022.4 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77

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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|------------|-----------|
| Very energy efficient (newest properties) | A | | |
| Energy efficient | B | | |
| Decent | C | 76 | 79 |
| Below average | D | | |
| Energy inefficient | E | | |
| Very energy inefficient (oldest properties) | F | | |
| Unusable | G | | |
| Energy Efficiency Rating Legend | | EPC Rating | |
| England & Wales | | EPC Rating | |

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

