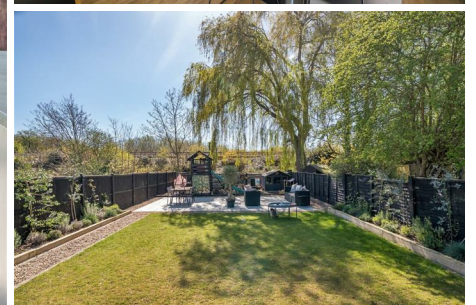


CHRISTOPHER HODGSON



Tankerton, Whitstable
£550,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

112 Swalecliffe Road, Tankerton, Whitstable, Kent, CT5 2QA

A significantly extended semi-detached chalet bungalow ideally situated in a desirable location within walking distance of Tankerton slopes and seafront (0.7 miles), shops, bus routes, Swalecliffe Primary School, and Chestfield and Swalecliffe station (0.6 miles).

The exceptionally spacious and beautifully presented accommodation is arranged on the ground floor to provide an entrance hall, an open-plan living room with a contemporary kitchen and sliding doors opening to the garden, a utility room, two double bedrooms, and a family bathroom. To the first floor, there is a further double

bedroom with an en-suite cloakroom and a Juliet balcony overlooking the garden.

The south-facing garden extends to 77ft (23m) and is a particularly attractive feature of the property, providing a secluded environment in which to relax or entertain. A driveway provides an area of off-street parking.



LOCATION

Swalecliffe Road is situated in a much sought after location, conveniently positioned for access to Tankerton. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Chestfield and Swalecliffe railway station (0.6 of mile distant) offers frequent services to London (Victoria) approximately 83 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 76 minutes. The popular town of Whitstable is 1.6 miles distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, 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/Kitchen 23'0" x 15'4" (7.01m x 4.67m)
- Utility Room 9'4" x 7'1" (2.84m x 2.16m)

- Bedroom 2 13'0" x 11'5" (3.97m x 3.47m)
- Bedroom 3 9'11" x 9'4" (3.03m x 2.84m)
- Bathroom 10'10" x 9'4" (3.30m x 2.84m)

FIRST FLOOR

- Bedroom 1 24'1" x 20'10" (7.35m x 6.35m)
- En-Suite Cloakroom

OUTSIDE

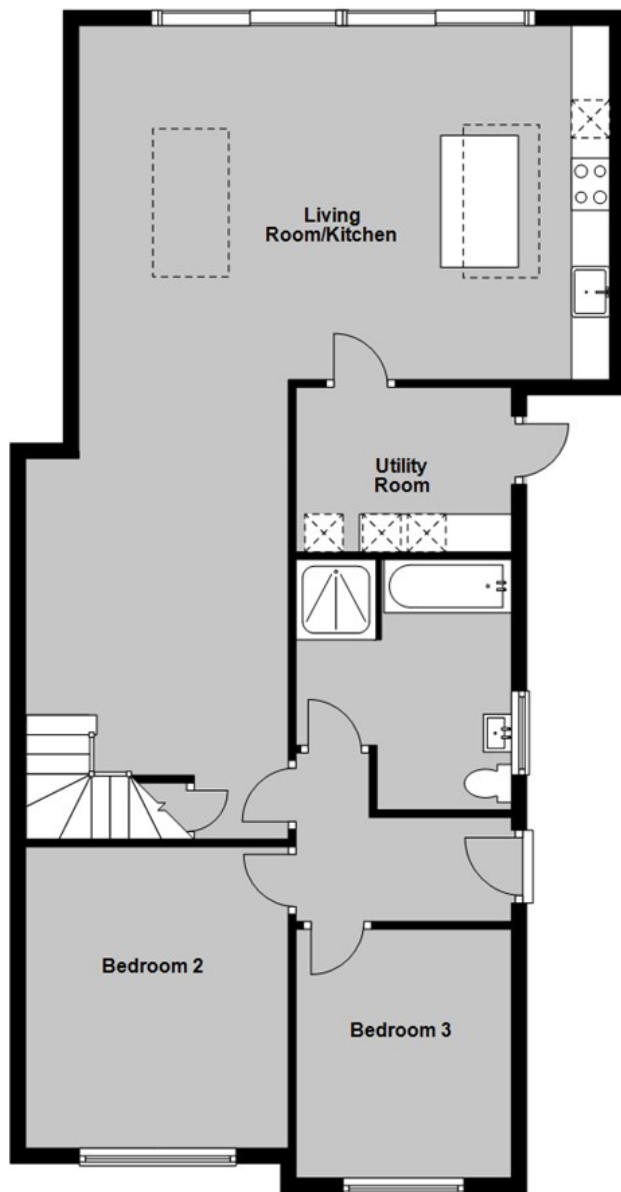
- Garden 77'8" x 32' (23.67m x 9.75m)





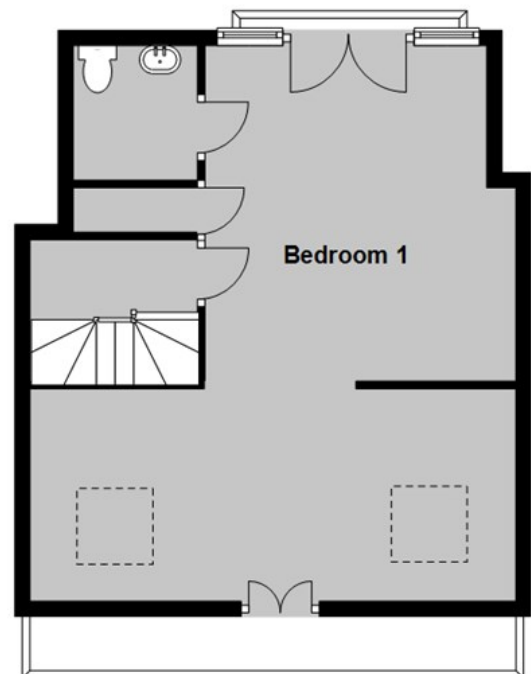
Ground Floor

Approx. 97.9 sq. metres (1053.9 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.7 sq. feet)



Total area: approx. 142.9 sq. metres (1538.6 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,131.55.

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	
Very energy efficient - lower running costs	Current
85-92 A	77
69-84 B	61
55-68 C	
41-54 D	
27-40 E	
13-26 F	
1-12 G	
Energy efficient - higher running costs	
England & Wales	
EPC Display	

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

