Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Tankerton, Whitstable

£375,000 Freehold

...for Coastal, Country & City living.

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Tankerton, Whitstable

34 Wynn Road, Whitstable, Kent, CT5 2JW

An extremely well-presented and comfortably proportioned back to back semi-detached house situated in a prime central Tankerton location within reach of shops, schools, the seafront and other amenities including Whitstable mainline railway station (1 mile distant).

The spacious accommodation is arranged on the ground floor to provide an entrance hall, sitting room with wood burning stove and a modern fitted kitchen/breakfast room. To the first floor there are two double bedrooms and a family bathroom.

Externally there is a low maintenance Westerly facing rear garden with a decked seating area. The garden is accessed via a footpath which is shared with the neighbouring property.

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.

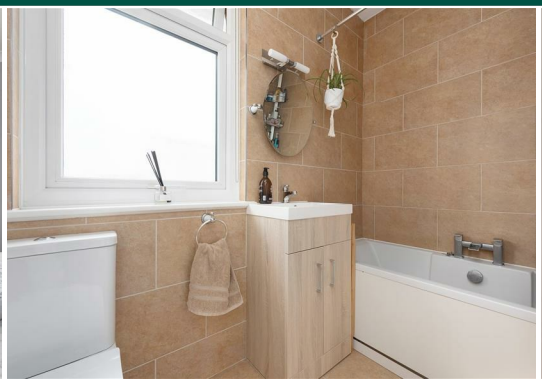
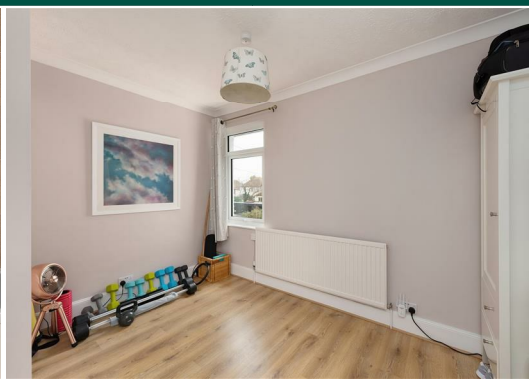
Accommodation
The accommodation and approximate measurements are:

GROUND FLOOR

- **Sitting Room**
  14'8" x 11'11" (4.47m x 3.63m)
  at maximum points.

- **Kitchen**
  11'11 x 9'10" (3.63m x 3.00m)
  at maximum points.

FIRST FLOOR

• **Bedroom 1**
11'11" x 11'11 (3.63m x 3.63m)
at maximum points.

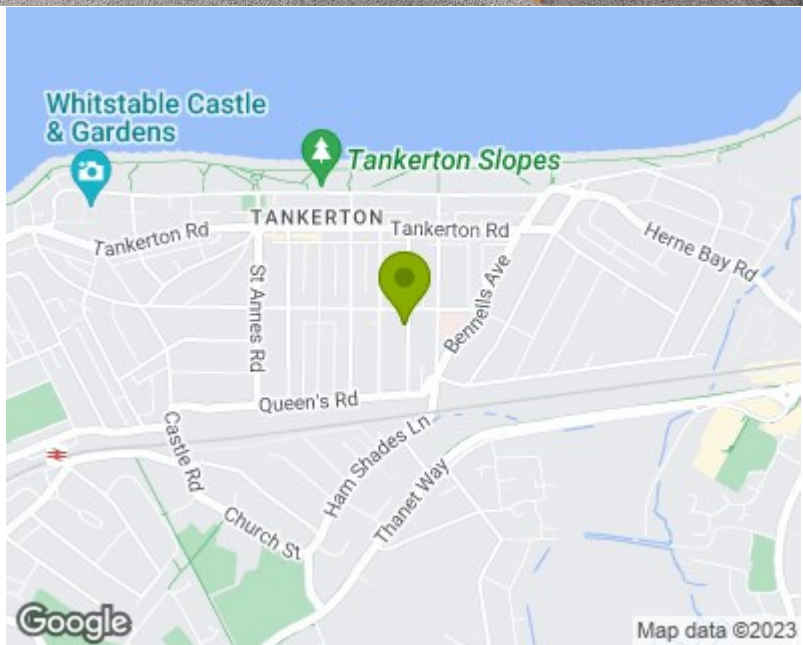
• **Bedroom 2**
12' x 9'11" (3.66m x 3.02m)
at maximum points.

• **Bathroom**
8 x 5'8" (2.44m x 1.73m)
at maximum points.

OUTSIDE

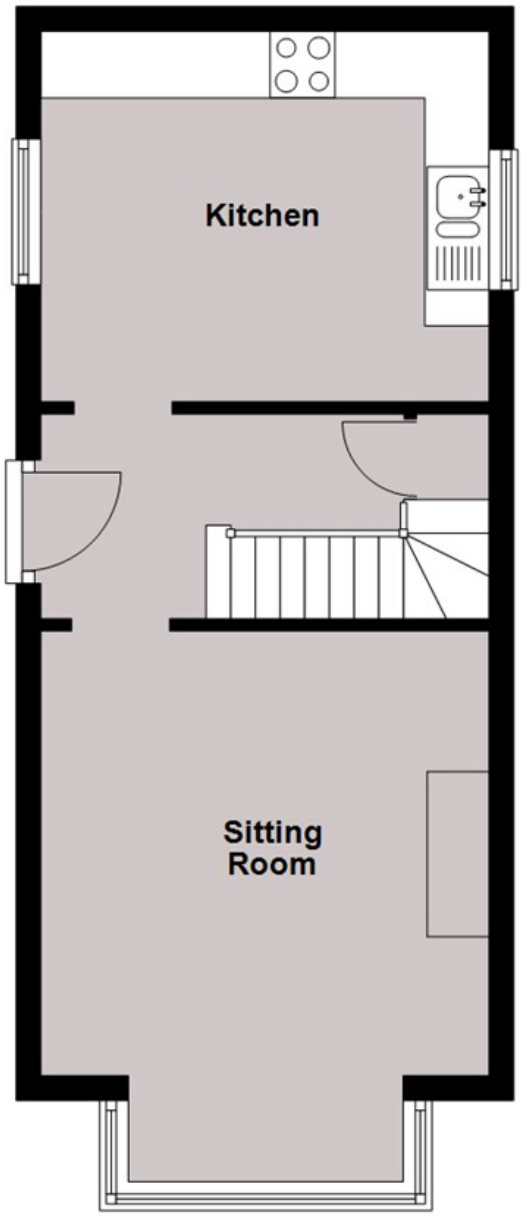
• **Garden**

Video Tour Available
Please view the video tour for this property, and contact us to discuss arranging a viewing.



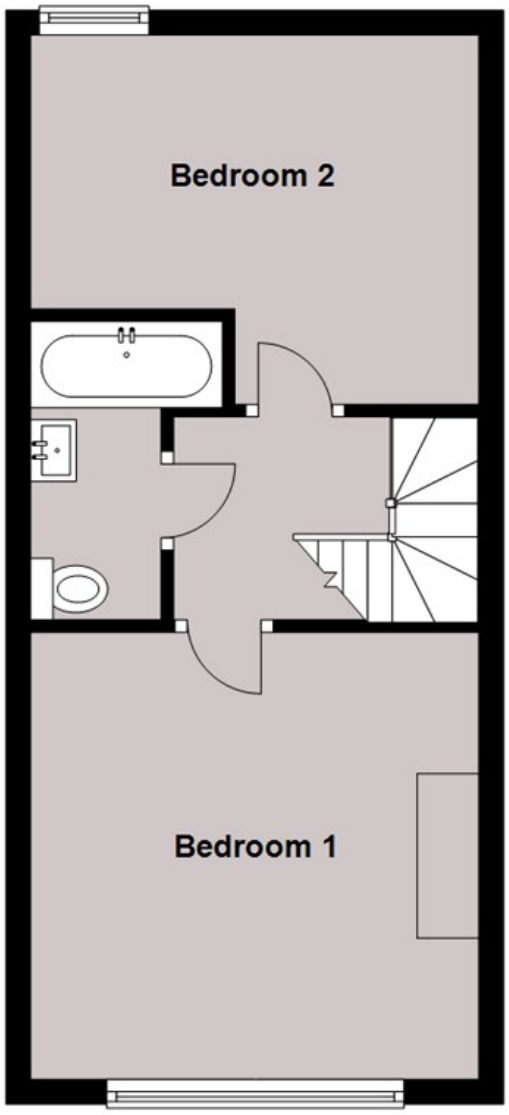
Ground Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.8 sq. feet)



Total area: approx. 62.6 sq. metres (674.1 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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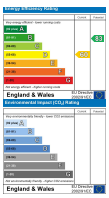

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