



CHRISTOPHER HODGSON

Tankerton, Whitstable

Kiaora Tower Road, Tankerton, Whitstable, Kent, CT5 2ER

Freehold

A beautifully presented detached family home ideally situated within a favoured cul-de-sac in central Tankerton, conveniently positioned in close proximity of shops and amenities on Tankerton Road, highly regarded schools, Whitstable station (0.4 miles) and less than 300 metres from the beachfront.

This exceptional home provides approximately 1827 sq ft (169 sq m) of spacious and versatile accommodation, arranged on the ground floor to provide a generous entrance hall, a living room open plan to a contemporary kitchen, a utility room, a double bedroom, and a cloakroom. The first floor comprises three further double bedrooms and two smartly fitted bathrooms, including an en-suite bathroom to the principal bedroom.

The landscaped West facing garden extends to 78ft (23.8m) and has been thoughtfully designed to provide several seating areas, including a decked area spanning the width of the house. A gravel driveway to the front of the house provides access to the detached garage and off-street parking for a number of vehicles.

LOCATION	Tower Parade is a convenient and desirable location just a short stroll from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.4 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins).	
	ACCOMMODATION	The accommodation and approximate measurements (taken at maximum point)
	GROUND FLOOR	<ul style="list-style-type: none">• Entrance Hall• Living Room 23'9" x 14'1" (7.24m x 4.29m)• Kitchen 15'6" x 13'11" (4.74m x 4.25m)• Utility Room 10'10" x 6'3" (3.32m x 1.92m)• Bedroom 4 9'0" x 8'9" (2.75m x 2.67m)• Cloakroom
	FIRST FLOOR	<ul style="list-style-type: none">• Bedroom 1 17'8" x 14'10" (5.40m x 4.54m)• En-Suite Bathroom 8'5" x 8'5" (2.59 x 2.58m)• Bedroom 2 12'8" x 11'0" (3.87m x 3.36m)• Bedroom 3 12'7" x 8'7" (3.84m x 2.64m)• Bathroom 9'3" x 9'0" (2.84m x 2.76m)
OUTSIDE		<ul style="list-style-type: none">• Garden 78' x 30' (23.77m x 9.14m)• Garage 16'0" x 9'10" (4.90m x 3.00m)









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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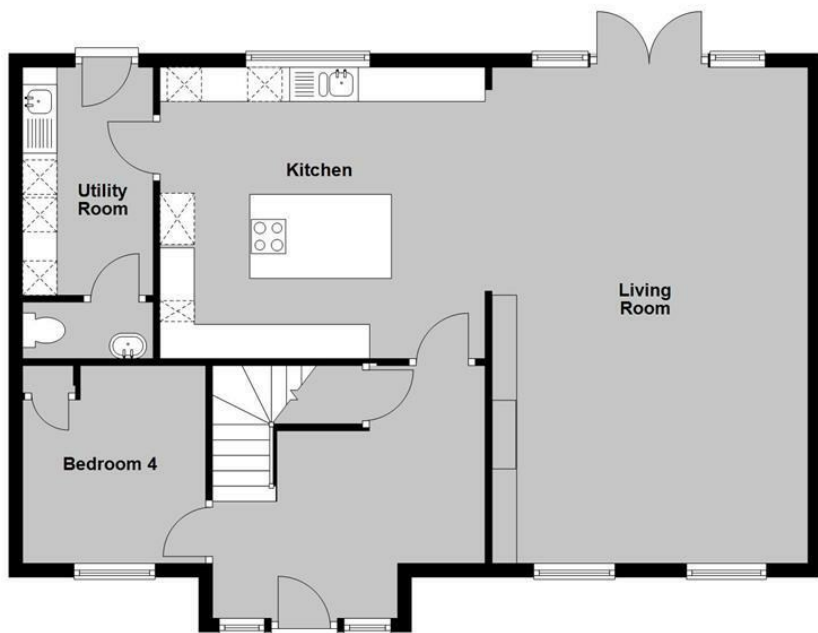
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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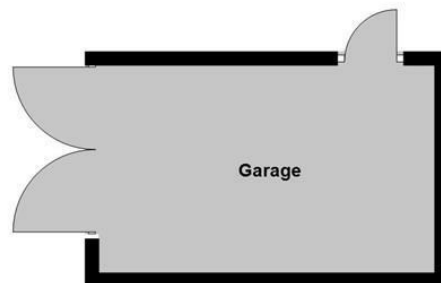
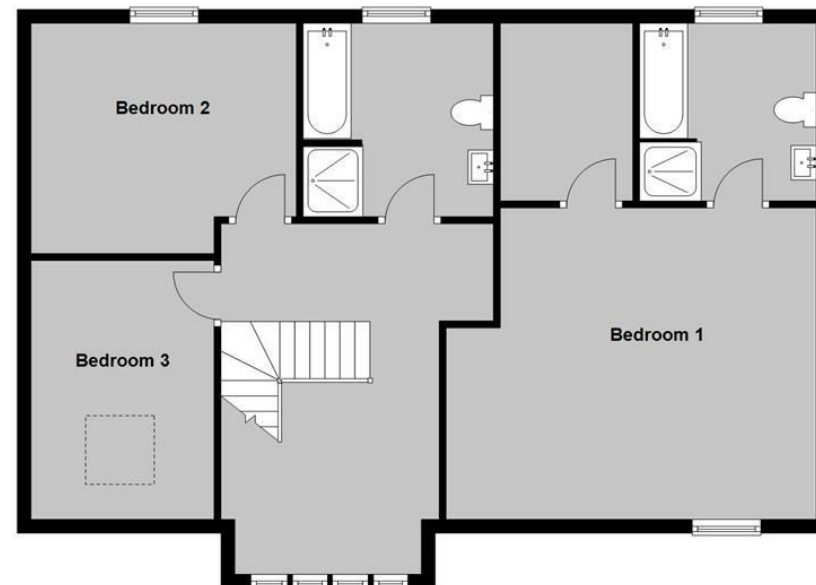
Ground Floor

Main area: approx. 84.7 sq. metres (911.5 sq. feet)
Plus garages, approx. 14.7 sq. metres (158.1 sq. feet)



First Floor

Approx. 85.1 sq. metres (915.7 sq. feet)



Main area: Approx. 169.8 sq. metres (1827.2 sq. feet)
Plus garages, approx. 14.7 sq. metres (158.1 sq. feet)



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