

CHRISTOPHER HODGSON



Tankerton, Whitstable

£575,000 Leasehold – Share of Freehold



Tankerton, Whitstable

Apartment 8, 2 Graystone Road, Tankerton, Whitstable, Kent, CT5 2NB

An exceptional sea-facing apartment occupying the second floor of this prestigious landmark building, ideally situated in a prominent position on Tankerton's much sought after Marine Parade, overlooking Tankerton Slopes and 100 metres of shops, cafes and restaurants on Tankerton Road. Whitstable station is within walking distance (1 mile).

This beautifully presented apartment has the benefit of allocated off street parking and lift access, and is finished to a high standard throughout in smart contemporary style. The accommodation is arranged to provide a

spacious entrance hall and an open-plan living room with kitchen area opening onto two balconies offering far-reaching sea views across Whitstable bay and towards the Isle of Sheppey. In addition, there are two double bedrooms and a smartly fitted bathroom.

The apartment benefits from an allocated parking space to the rear of the building which is accessed via a secure electronic gate from Graystone Road. Share of Freehold. No onward chain.



LOCATION

Graystone Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. Whitstable is less than 1 mile 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:

SECOND FLOOR

- Entrance Hall
- Living Room 15'0" x 14'9" (4.58m x 4.50m)
- Balcony 13'0" x 3'9" (3.95m x 1.15m)

- Balcony 13'7" x 3'9" (4.14m x 1.14m)
- Kitchen 7'9" x 6'7" (2.35m x 2.00m)
- Bedroom 1 15'5" x 9'11" (4.70m x 3.02m)
- Bedroom 2 11'10" x 9'1" (3.61m x 2.77m)
- Bathroom

Lease

The property is being sold with the remainder of a 199 years from and including 1 January 2003 (subject to confirmation from vendor's solicitor).

Share of Freehold

The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).

Ground Rent

NIL (subject to confirmation from the vendor's solicitor).

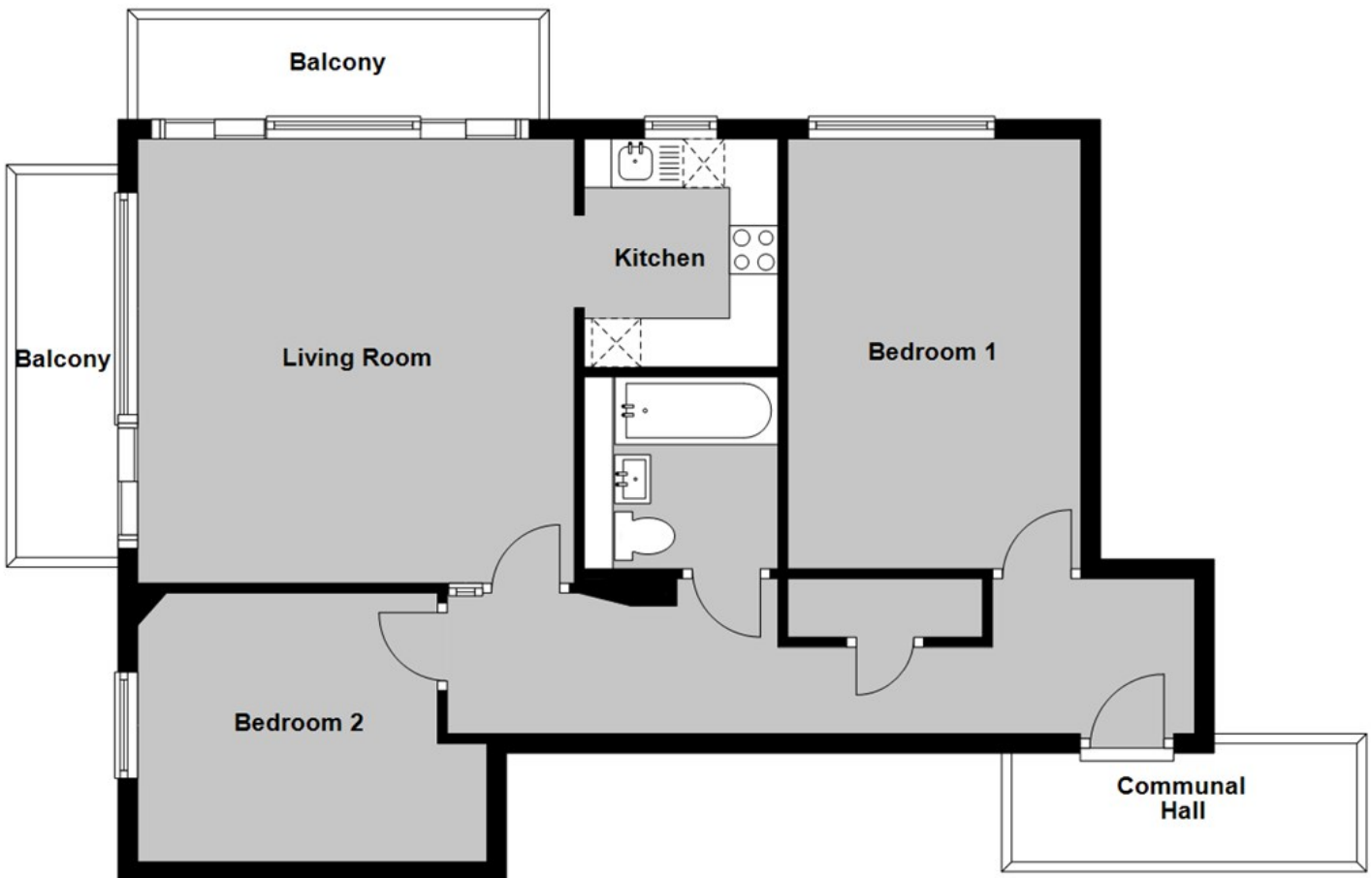
Service Charge

We have been advised that the Service Charge for 2025/2026 will be in the region of £2,200 per annum (subject to confirmation from the vendor's solicitor).



Second Floor

Approx. 67.0 sq. metres (721.2 sq. feet)



Total area: approx. 67.0 sq. metres (721.2 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Poor energy efficiency - higher running costs	E		
Very poor energy efficiency - highest running costs	F		
Very poor energy efficiency - highest running costs	G		
England & Wales		70	81

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