

CHRISTOPHER HODGSON

# Tankerton, Whitstable

## *Red Gables, 17 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AB*

Freehold

An imposing double-fronted Edwardian house occupying an elevated position in the heart of Tankerton, commanding far-reaching rooftop views across Whitstable towards the sea. Ideally situated moments from the beach and within easy walking distance of Whitstable's vibrant town centre, highly regarded restaurants, independent shops, bus routes and Whitstable railway station (0.6 miles).

Retaining a wealth of original period features including fireplaces, joinery and decorative mouldings, the property has also been the subject of a comprehensive programme of remodelling and refurbishment in recent years, creating beautifully presented and versatile accommodation extending to in excess of 5,500 sq ft (515 sq m).

The principal house provides four reception rooms, an open-plan kitchen/breakfast/living space, six double bedrooms and four bathrooms, including an impressive principal suite with dressing room and luxurious en-suite bathroom.

Outside, the property benefits from a detached annexe, a purpose-built studio building incorporating two self-contained studio apartments, extensive parking, a double garage and established landscaped gardens.

The detached annexe and purpose-built studio building offer exceptionally versatile ancillary space suitable for a variety of uses including home working, guest accommodation, studio space, leisure facilities and holiday lets.

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LOCATION

Tankerton Road is one of the area's most sought-after addresses, conveniently positioned for access to both Tankerton and Whitstable, the seafront, excellent schools, local shops, restaurants and bus routes. Whitstable is a fashionable town by the sea renowned for its working harbour, independent shops, highly regarded restaurants and watersports facilities. Whitstable railway station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service offers access to London St Pancras in approximately 73 minutes. The A299 is easily accessible, providing links to the A2/M2 and subsequent motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 24'3" x 6'7" (7.39m x 2.01m)
- Drawing Room 13'8" x 13'1" (4.17m x 3.99m)
- Sitting Room 20'1" x 13'4" (6.12m x 4.06m)
- Dining Room 13'8" x 13'1" (4.17m x 3.99m)
- Living Room 15'2" x 13'7" (4.62m x 4.13m)
- Kitchen 20'5" x 11'4" (6.22m x 3.45m)
- Breakfast Room 13'7" x 11'1" (4.14m x 3.38m)
- Utility Room 6'7" x 4'11" (2.01m x 1.50m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 15'7" x 13'7" (4.74m x 4.13m)
- Dressing Room 10'8" x 9'7" (3.25m x 2.92m)
- En-Suite Bathroom 13'7" x 10'6" (4.14m x 3.20m)
- Bedroom 2 13'8" x 13'1" (4.19m x 4.00m)
- Bedroom 3 13'1" x 12'6" (4.00m x 3.82m)

Shower Room 5'7" x 3'8" (1.70m x 1.12m)

SECOND FLOOR

- Bedroom 4 16'11" x 13'3" (5.16m x 4.04m)
- En-Suite Shower Room 8'2" x 7'7" (2.49m x 2.31m)
- Bedroom 5 17'3" x 13'2" (5.26m x 4.01m)
- Bedroom 6 13'8" x 13'1" (4.17m x 3.99m)
- Bathroom 13'7" x 13'1" (4.14m x 3.99m)

ANNEXE

- Living Room 13'10" x 10'10" (4.22m x 3.30m)
- Kitchen 7'9" x 6'0" (2.37m x 1.84m)
- Bedroom 12'6" x 11'4" (3.81m x 3.45m)
- Shower Room 10'5" x 6'2" (3.18m x 1.88m)

STUDIOS

- Ground Floor Studio 20'5" x 20'1" (6.22m x 6.12m)
- Shower Room 7'9" x 5'1" (2.36m x 1.55m)
- First Floor Studio 37'5" x 14'11" (11.40m x 4.55m)
- Shower Room 6'2" x 5'10" (1.88m x 1.78m)

OUTSIDE

- Garden 150' x 79' (45.72m x 24.08m)
- Outdoor Shower Room 9'8" x 5'8" (2.95m x 1.73m)
- Double Garage 24'7" x 20'5" (7.49m x 6.22m)









































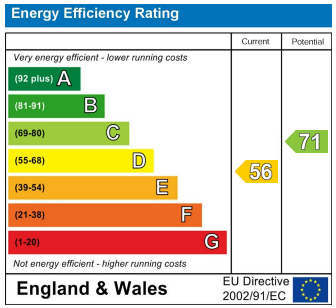




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Total area: approx. 515.5 sq. metres (5548.4 sq. feet)

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