

CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**£600,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Tankerton, Whitstable

## *52 Queens Road, Tankerton, Whitstable, Kent, CT5 2JG*

A spacious detached bungalow occupying a generous plot situated in a desirable Tankerton location just half a mile from Tankerton slopes and seafront, shops, and bus routes. The property offers considerable scope for extension and remodelling (subject to all necessary consents and approvals being obtained).

The existing accommodation is arranged to provide an entrance porch, entrance hall, an impressive open-plan living/dining room, a kitchen, three double bedrooms, a utility room, a shower room, and an en-suite cloakroom to the principal bedroom.

Outside, the extensive south-facing gardens are a particularly attractive feature of the property, and a driveway provides an area of off-street parking and access to an integral garage. No onward chain.

Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council on 01227 862 000, [www.canterbury.gov.uk/planning](http://www.canterbury.gov.uk/planning).



### LOCATION

Queens Road is a highly desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable (0.3 miles distant) provides 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. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

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

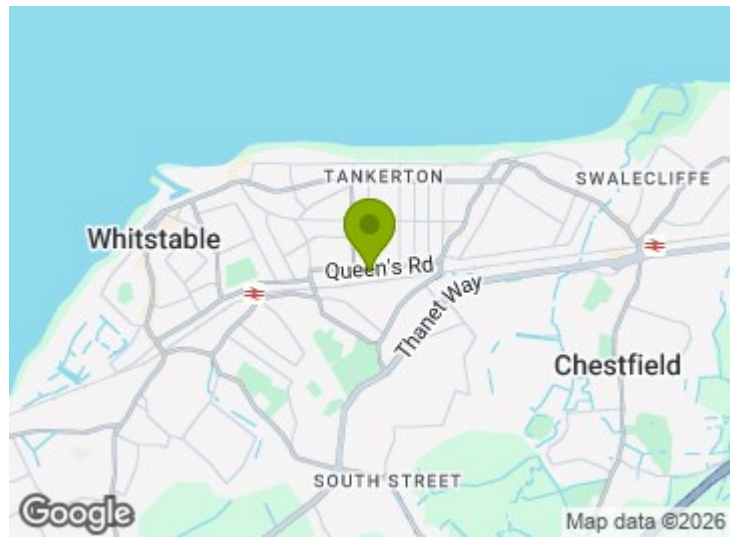
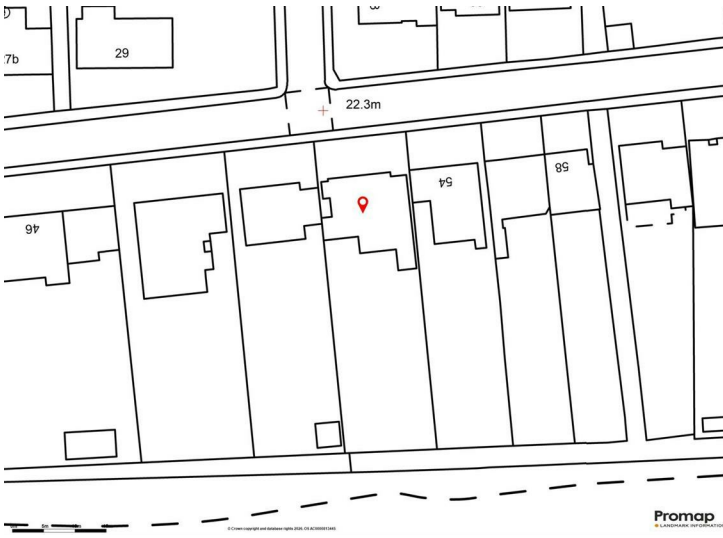
#### GROUND FLOOR

- Entrance Porch

- Entrance Hall
- Living/Dining Room 23'4" x 20'9" (7.10m x 6.32m)
- Kitchen 10'5" x 9'3" (3.17m x 2.81m)
- Utility Room 10'3" x 5'1" (3.12m x 1.55m)
- Bedroom 1 11'11" x 10'2" (3.63m x 3.10m)
- En-Suite Cloakroom
- Bedroom 2 14'2" x 11'5" (4.31m x 3.48m)
- Bedroom 3 19'9" x 8'2" (6.03m x 2.48m)
- Shower Room

#### OUTSIDE

- Garden 113' x 47' (34.44m x 14.33m)
- Garage 27'6" x 8'10" (8.37m x 2.68m)





### Ground Floor

Main area: approx. 120.1 sq. metres (1293.1 sq. feet)  
Plus garages, approx. 22.4 sq. metres (241.5 sq. feet)



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**Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,397.99.**

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Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A		
93-100 Energy efficient Green rating scale	B		
82-92 Energy efficient Green rating scale	C		
69-81 Energy efficient Green rating scale	D		
55-68 Energy efficient Green rating scale	E		
39-54 Energy efficient Green rating scale	F		
13-38 Energy efficient Green rating scale	G		
Energy efficient Green rating scale		78	80
England & Wales		ED	ED
		2016/17	2016/17

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

