

CHRISTOPHER HODGSON



Tankerton, Whitstable
£575,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

54 Newton Road, Tankerton, Whitstable, Kent, CT5 2JA

A unique and exciting opportunity to acquire a substantial detached bungalow occupying an exceptionally generous corner plot in a prime location. The property has a wide frontage of approximately 83ft (25.5m) to Newton Road and an overall depth in the region of 124ft (37.9m).

The bright and spacious accommodation is arranged to provide an entrance hall, sitting room, kitchen opening to a dining room with casement doors to the garden, four bedrooms, a bathroom, and a separate cloakroom. There is considerable scope to extend and remodel the

accommodation (subject to all necessary consents and approvals being obtained).

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



LOCATION

Newton Road is situated in a much sought after location, conveniently positioned for access to shops and amenities on Tankerton Road and is within close proximity to Tankerton slopes and seafront, bus routes, schools and mainline railway stations offering frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. 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:

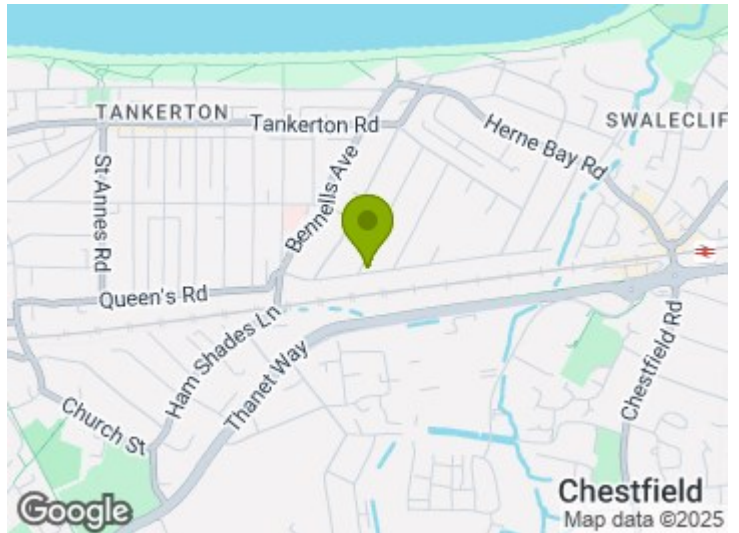
GROUND FLOOR

- Entrance Hall 39'1" x 3'6" (11.91m x 1.07m)
- Sitting Room 22'5" x 15'1" (6.83m x 4.60m)
- Dining Room 13'10" x 7'7" (4.22m x 2.30m)

- Kitchen 18'3" x 10'4" (5.56m x 3.15m)
- Bedroom 1 16'2" x 13'5" (4.92m x 4.09m)
- Bedroom 2 12'11" x 11'3" (3.94m x 3.43m)
- Bedroom 3 11'3" x 9'6" (3.43m x 2.90m)
- Bedroom 4 10'0" x 7'7" (3.05m x 2.31m)
- Bathroom 9'6" x 5'8" (2.90m x 1.73m)
- Cloakroom 6'2" x 2'9" (1.88m x 0.84m)

OUTSIDE

- Gardens
- Garage 16'11" x 8'10" (5.16m x 2.69m)





Ground Floor

Main area: approx. 135.9 sq. metres (1462.6 sq. feet)
Plus garages, approx. 13.9 sq. metres (149.7 sq. feet)



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Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.

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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		
Worst energy efficiency - highest running costs	G		
England & Wales		69	69

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