Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Tankerton, Whitstable

£380,000 Freehold

...for Coastal, Country & City living.

• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . **www.christopherhodgson.co.uk**

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Tankerton, Whitstable

Southways, 43 Queens Road, Tankerton, Whitstable, Kent, CT5 2JH

A spacious semi-detached bungalow situated in a desirable Tankerton location just half a mile from Tankerton slopes and seafront, shops, and bus routes. The comfortably proportioned accommodation would now benefit from a programme of refurbishment and offers considerable scope for extension and remodeling (subject to all necessary consents and approvals being obtained).

The accommodation is arranged to provide an entrance hall, sitting room, kitchen, dining room, two double bedrooms, a wet room and a separate cloakroom. The attic space offers a large landing space with two loft rooms off either side.

The garden extends to 42ft (12m) and benefits from a driveway to the front with off street parking for two vehicles.

No onward chain.

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 (0.5 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 are:

GROUND FLOOR

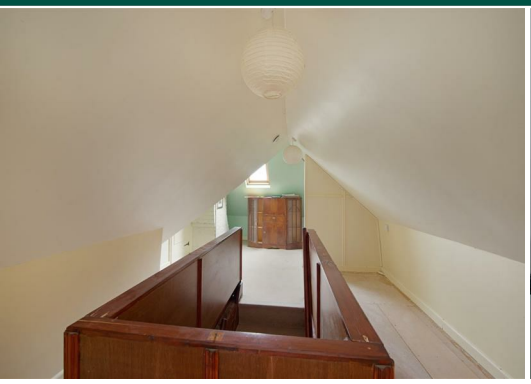
- **Entrance Hall**
  14'3" x 5'10" (4.34m x 1.78m)
  at maximum points

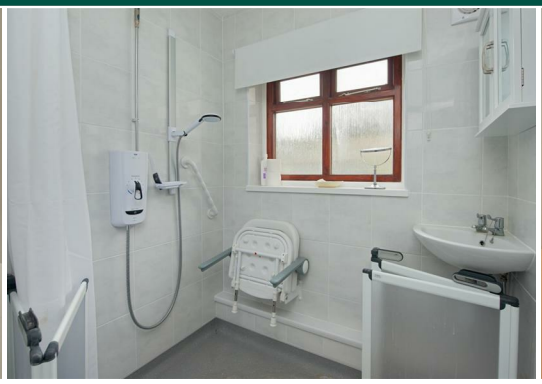
- **Sitting Room**
  16'0" x 11'1" (4.88m x 3.38m)
  at maximum points

- **Dining Room**
  9'4" x 9'4" (2.84m x 2.84m)
  at maximum points

- **Kitchen**
  7'5" x 4'8" (2.26m x 1.42m)
  at maximum points

- **Bedroom 1**
  16'0" x 11'0" (4.88m x 3.35m)
  at maximum points





• **Bedroom 2**
16'9" x 11' (5.11m x 3.35m)
at maximum points

• **Wet Room**
5'7" x 5'1" (1.70m x 1.55m)
at maximum points

• **Cloakroom**
4'11" x 3' (1.50m x 0.91m)
at maximum points

FIRST FLOOR

• **Landing**
22'9" x 10'8" (6.93m x 3.25m)
at maximum points

• **Attic Room**
12'4" x 9'7" (3.76m x 2.92m)
at maximum points

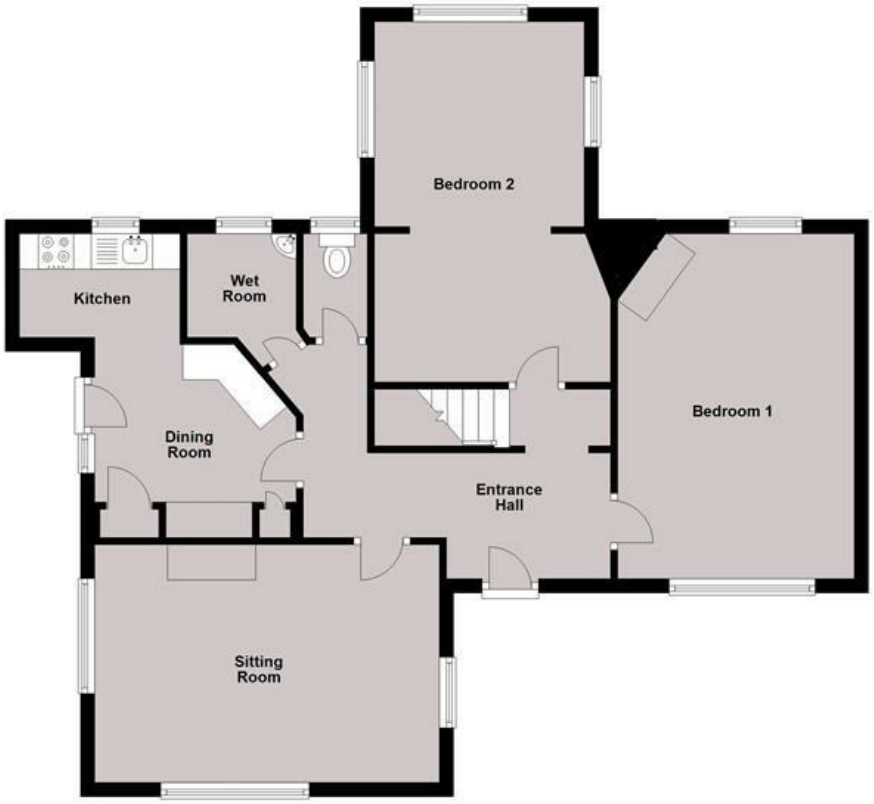
• **Attic Room**
11'1" x 9'5" (3.38m x 2.87m)
at maximum points

OUTSIDE

• **Garden**
42' x 26' (12.80m x 7.92m)
at maximum points

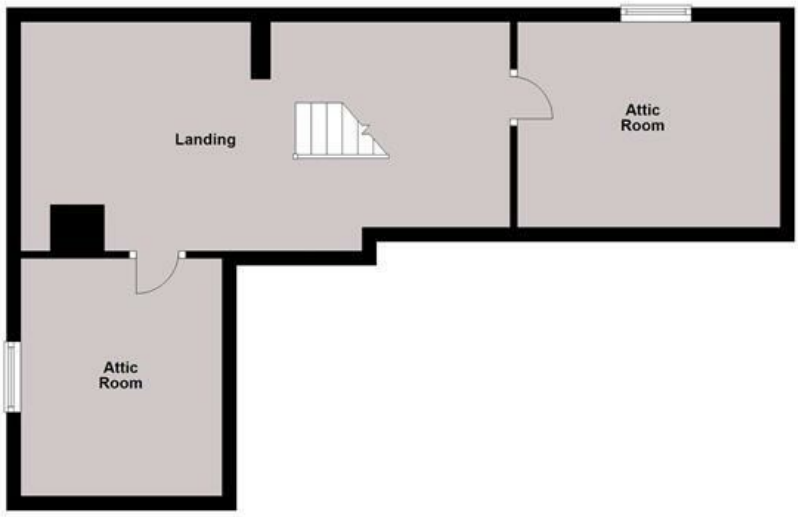
Ground Floor

Approx. 76.3 sq. metres (821.6 sq. feet)



First Floor

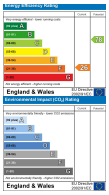
Approx. 43.0 sq. metres (462.4 sq. feet)



Total area: approx. 119.3 sq. metres (1284.0 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is £1,775.92.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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