

CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**£510,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Tankerton, Whitstable

## *59 Fitzroy Road, Tankerton, Whitstable, Kent, CT5 2LE*

A charming 1930's semi-detached house ideally positioned in a much sought after location within central Tankerton, close to shops and amenities, just 350 metres from Tankerton Slopes and seafront and a short stroll to Whitstable mainline station (0.5 miles).

The bright, spacious, and beautifully presented accommodation is arranged to provide an entrance hall, generous open plan sitting/dining room with electric burning stove and open fireplace, and a contemporary kitchen. To the first floor there are three well proportioned bedrooms and a bathroom with a separate shower enclosure.

Outside, the established and mature gardens enjoy an Easterly aspect extending to 89ft (27m) and includes a raised deck spanning the width of the house. There is potential to provide vehicle access via a 10ft right of way to the rear of the garden, via Fitzroy Road and/or Queens Road, and to create off street parking (subject to all necessary consents and approvals being obtained). No onward chain.



### LOCATION

Fitzroy Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway station offers frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. Whitstable is approximately a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops as well as fashionable restaurants, cafe bars, working harbour and 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
- Sitting/ Dining Room 23'8" x 10'0" (7.21m x 3.06m)

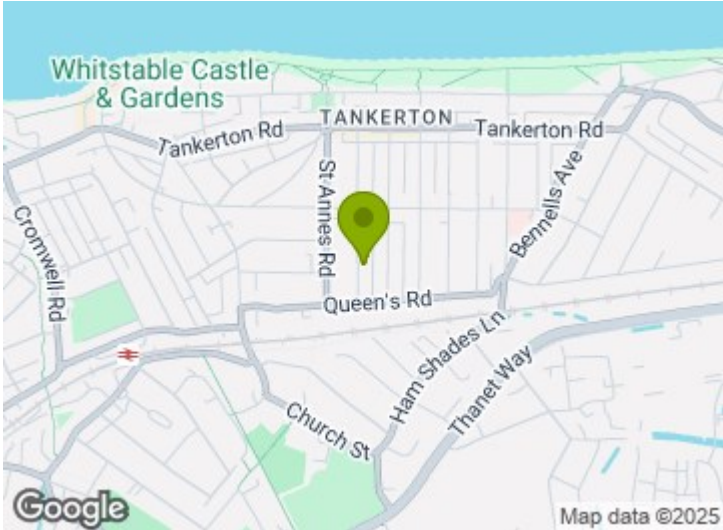
- Kitchen 8'6" x 7'10" (2.60m x 2.39m)

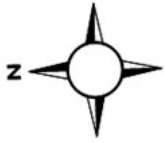
#### FIRST FLOOR

- Bedroom 1 11'7" x 11'3" (3.53m x 3.43m)
- Bedroom 2 11'11" x 10'0" (3.62m x 3.06m)
- Bedroom 3 8'2" x 7'10" (2.48m x 2.38m)
- Bathroom 8'1" x 6'8" (2.46m x 2.03m)

#### OUTSIDE

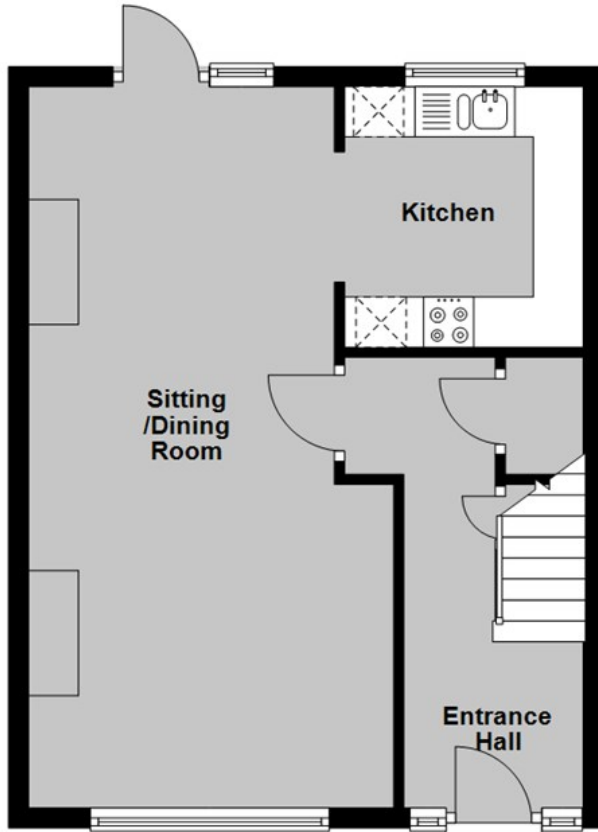
- Garden 89' x 22' (27.13m x 6.71m)





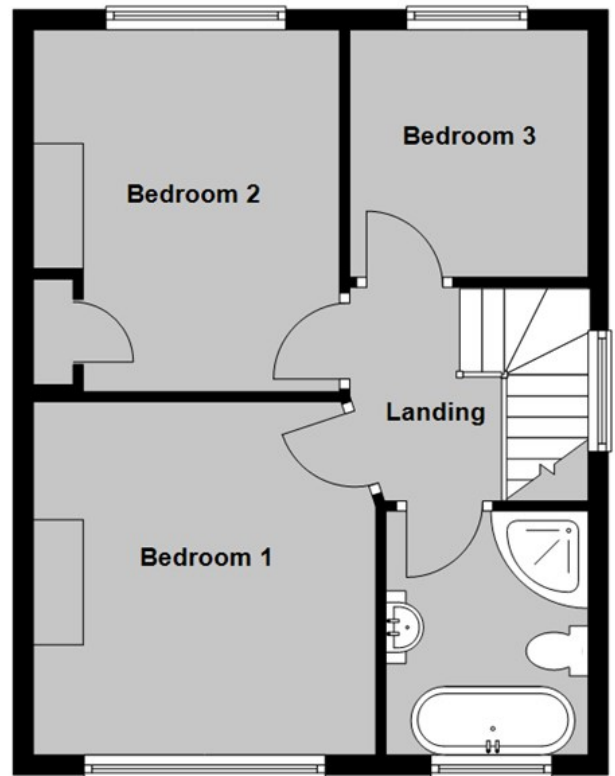
## Ground Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



## First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 80.3 sq. metres (864.5 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1952.69.**

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| Energy Efficiency Rating   |        |
|----------------------------|--------|
| Very Energy Efficient (A+) | 92-100 |
| Energy Efficient (A)       | 81-91  |
| Decent (B)                 | 69-80  |
| Below Average (C)          | 55-68  |
| Poor (D)                   | 45-54  |
| Very Poor (E)              | 35-44  |
| Extremely Poor (F)         | 25-34  |
| Extremely Poor (G)         | 1-24   |

Energy Efficiency Rating: 84

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