

CHRISTOPHER HODGSON



Tankerton, Whitstable
£499,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

47 Pier Avenue, Tankerton, Whitstable, Kent, CT5 2HJ

A beautifully presented and significantly extended detached coastal home on one of Tankerton's premier roads, ideally positioned only 260 metres from the seafront and within close proximity of shops and amenities on Tankerton Road. Whitstable town centre and station (1 mile) are easily accessible.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, a contemporary kitchen with larder, a dining room, and a bright and spacious sitting room with doors opening to the

garden. The first floor comprises of three bedrooms and a smartly fitted bathroom. The principal bedroom benefits from a dressing room, and the third bedroom is currently used as a study

The West facing garden extends to 90ft (18m) and incorporates several seating areas, and a garden studio which would suit a variety of uses including a space to work from home. A driveway to the front of the property provides an area of off street parking. No onward chain.



LOCATION

Pier Avenue is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer 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 popular town of 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
- Kitchen 13'1" x 9'4" (4.00m x 2.85m)
- Larder 4'7" x 3'4" (1.40m x 1.02m)

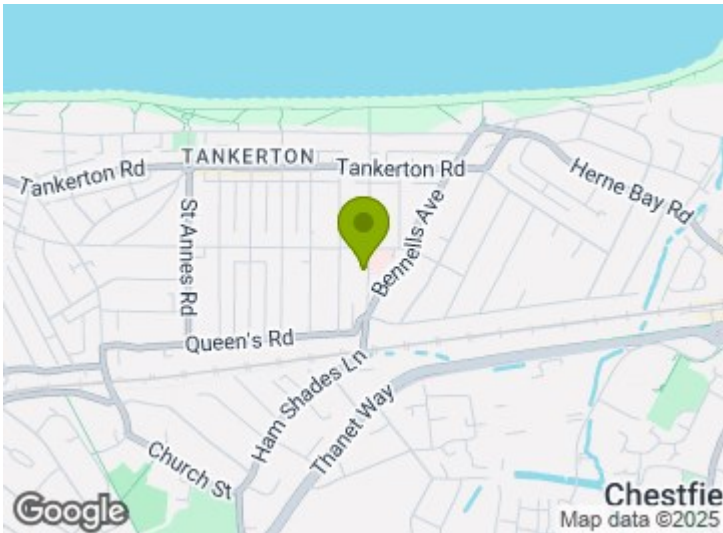
- Dining Room 15'8" x 13'7" (4.78m x 4.14m)
- Sitting Room 15'1" x 11'10" (4.60m x 3.61m)

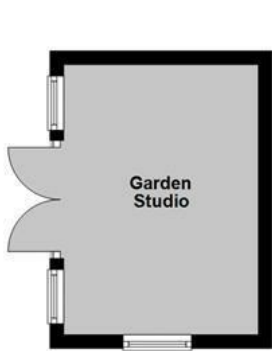
FIRST FLOOR

- Bedroom 1 10'8" x 10'1" (3.25m x 3.08m)
- Dressing Room 6'3" x 4'9" (1.91m x 1.45m)
- Bedroom 2 8'3" x 9'9" (2.51m x 2.96m)
- Bedroom 3 / Study 11'8" x 6'0" (3.55m x 1.82m)
- Bathroom

OUTSIDE

- Garden 60' x 19'7" (18.29m x 5.97m)
- Garden Studio 13' x 9'8" (3.96m x 2.95m)





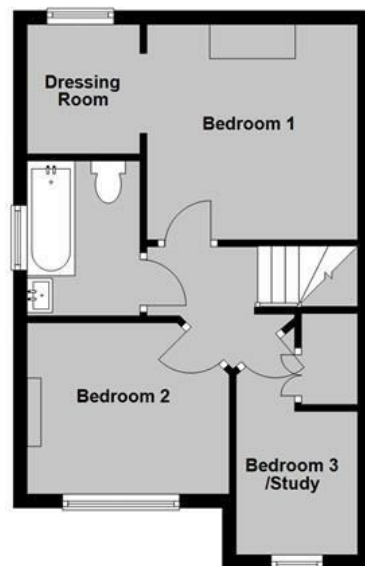
Ground Floor

Main area: approx. 51.2 sq. metres (550.7 sq. feet)
Plus outbuildings, approx. 11.7 sq. metres (125.4 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



Main area: Approx. 85.5 sq. metres (920.0 sq. feet)
Plus outbuildings, approx. 11.7 sq. metres (125.4 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A+		
Energy efficient	A		
Decent	B		
Below average	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Very energy inefficient - higher running costs			
England & Wales		Current	Potential

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