



## Tankerton, Whitstable

Guide Price **£450,000** Freehold

...for Coastal, Country & City living.



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# Tankerton, Whitstable

6 Princess Close, Tankerton, Whitstable, Kent, CT5 2QG

An extended semi-detached bungalow enjoying a peaceful setting within a quiet cul-de-sac, less than 1 mile from Tankerton slopes and pebble beach, and within close proximity to local shops, amenities and bus routes.

The spacious accommodation is arranged to provide an entrance porch, entrance hall, sitting room, dining room, kitchen, two bedrooms and a bathroom. The property would now benefit from a degree of modernisation.

The South Westerly facing rear gardens extend to 79ft (24m) and are a particularly attractive feature of the property. A driveway provides off road parking for a number of vehicles. No onward chain.



## Location

Princess Close is a popular cul-de-sac, situated in a much sought after location, conveniently positioned for access to Tankerton. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Chestfield and Swalecliffe mainline railway station is just half a mile distant and offers 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 1.6 miles 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 are:

### • Entrance Porch

### • Entrance Hall

### • Sitting Room

13'1" x 12'0" (3.98m x 3.65m)  
at maximum points.

### • Dining Room

14'7" x 12'8" (4.45m x 3.86m)  
at maximum points.

### • Kitchen

11'5" x 8'11" (3.48m x 2.72m)  
at maximum points.

### • Bedroom I

12'6" x 11'5" (3.82m x 3.49m)  
at maximum points.

### • Bathroom

6'11" x 5'10" (2.11m x 1.78m)  
at maximum points.



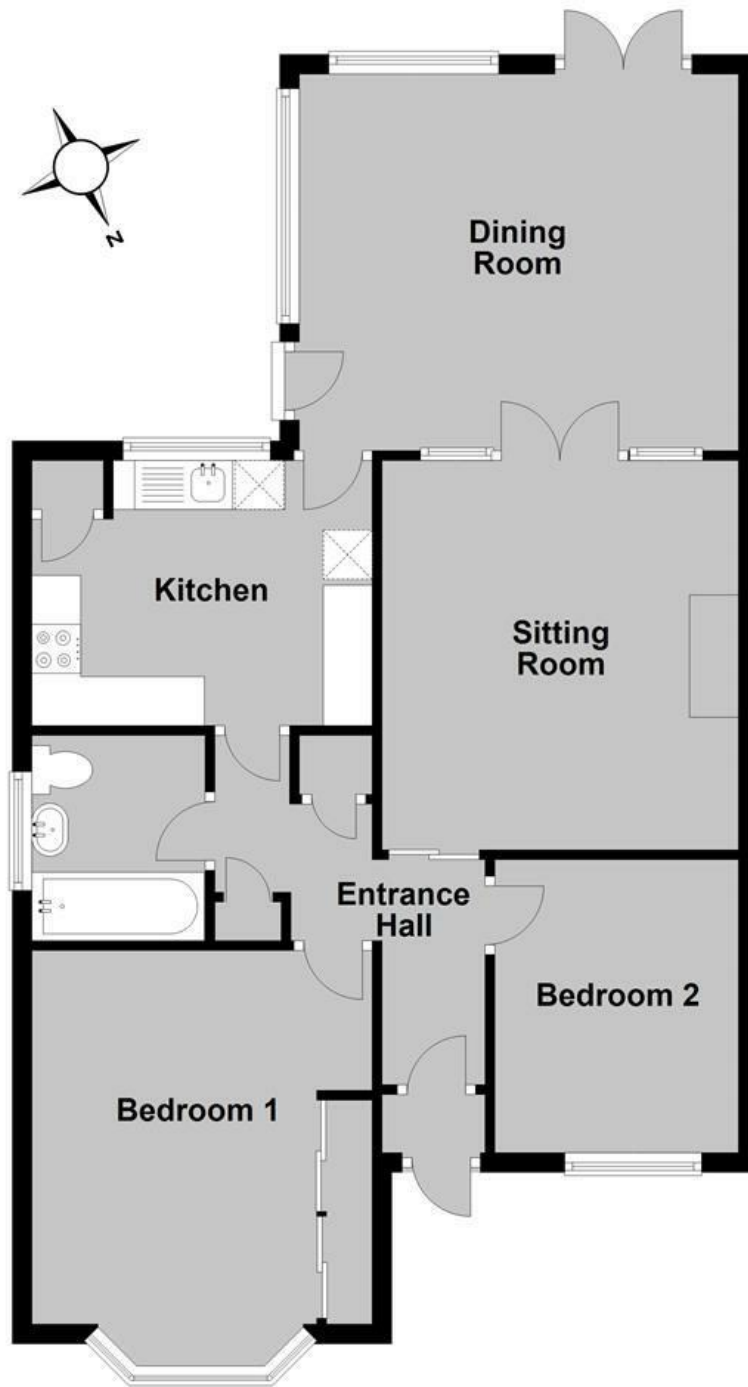
- **Bedroom 2**  
9'10" x 8'2" (3.00m x 2.49m)  
at maximum points.
- **Rear Garden**  
79' x 35' (24.08m x 10.67m)  
at maximum points.
- **Parking**

**Video Tour Available**  
Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



## Ground Floor

Approx. 75.1 sq. metres (807.9 sq. feet)



Total area: approx. 75.1 sq. metres (807.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2021/2022 is £1723.51

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

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