

CHRISTOPHER HODGSON



Tankerton, Whitstable
£435,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

53 Southwood Road, Tankerton, Whitstable, Kent, CT5 2PW

An opportunity to acquire a spacious detached bungalow in a desirable Tankerton location close to shops, schools, bus routes, railway stations and less than a mile from Tankerton slopes and seafront.

The generously proportioned accommodation is arranged to provide an entrance hall, sitting room, kitchen, a conservatory, two double bedrooms and a bathroom. The property offers scope to extend and remodel the existing accommodation, and planning permission has been granted under reference CA/23/02206 (subject to

conditions) for a single-storey rear and side extension together with alterations to roof space. Plans are available on request.

The Westerly facing rear garden extends to 68ft (20m). A block paved driveway provides off street parking for a number of vehicles. No onward chain.



LOCATION

Southwood 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:

- Entrance Hall 12'3" x 12'2" (3.73m x 3.71m)
- Sitting Room 20'5" x 12'2" (6.22m x 3.70m)
- Conservatory 13' x 12'8" (3.96m x 3.86m)
- Kitchen 11'11" x 8'0" (3.62m x 2.43m)

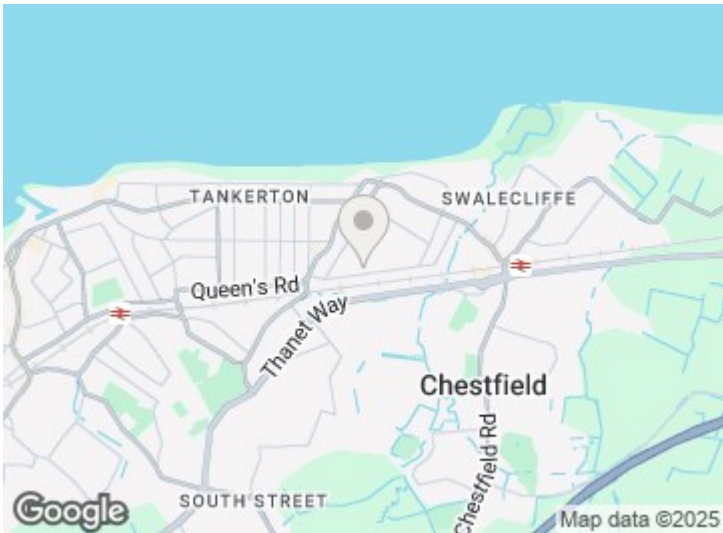
- Bedroom 1 11'6" x 10'8" (3.51m x 3.25m)
- Bedroom 2 8'11" x 8'1" (2.72m x 2.46m)
- Bathroom 8' x 5'7" (2.44m x 1.70m)

OUTSIDE

- Garden 68' x 33' (20.73m x 10.06m)

VIDEO TOUR

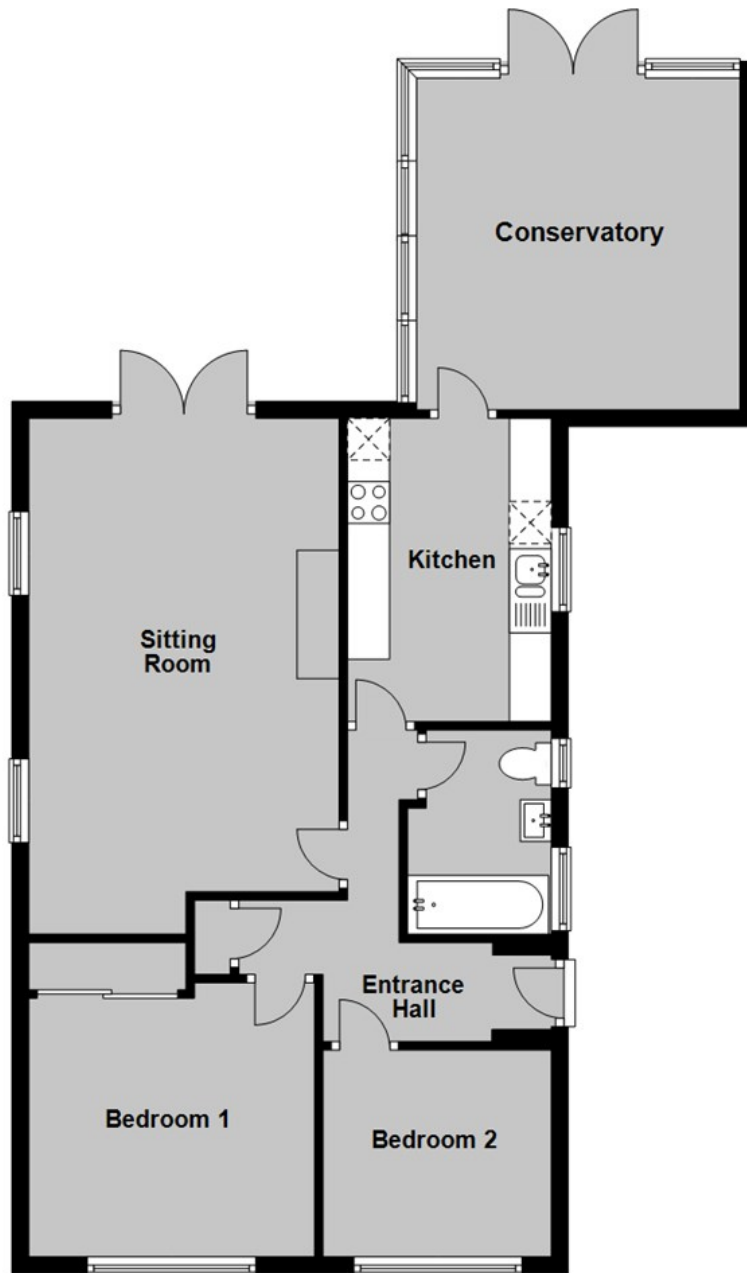
Please view the video tour for this property, and contact us to discuss arranging a viewing.





Ground Floor

Approx. 77.8 sq. metres (837.0 sq. feet)



Total area: approx. 77.8 sq. metres (837.0 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2023/2024 is £2,097.60.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A	64
B	
C	65
D	
E	
F	
G	
Very energy inefficient - higher running costs	Energy Efficiency Rating
England & Wales	

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