

CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**£560,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Tankerton, Whitstable

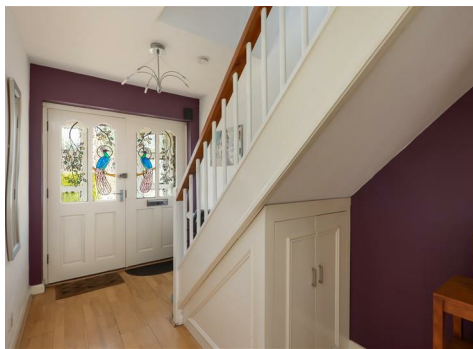
*49 Summerfield Avenue, Tankerton, Whitstable, Kent, CT5 1NS*

A significantly extended semi-detached family home conveniently positioned less than 500 metres from Whitstable train station and within easy access of Whitstable town centre with it's independent shops and fashionable restaurants, highly regarded schools and Tankerton Slopes and seafront (0.6 miles distant).

The bright, spacious and beautifully presented accommodation is arranged on the ground floor to provide an entrance porch, generous entrance hall, a large sitting room, a free flowing kitchen/breakfast room, dining room and living room with doors leading to the

garden, and a utility room. To the first floor, there are four generous bedrooms, and two bathrooms including and en-suite shower room.

A particularly attractive feature of the property are the gardens which extends to 100 ft (30.48 m) and a driveway to the front of the house provides off road parking for a number of vehicles and access to an integral garage.



## LOCATION

Summerfield Avenue is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) in 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 M2/A2 giving access to the channel ports and connecting motorway network.

## ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 13'6" x 11'11" (4.11 x 3.63)
- Kitchen/Breakfast Room 14'4" x 9'0" (4.37 x 2.74)

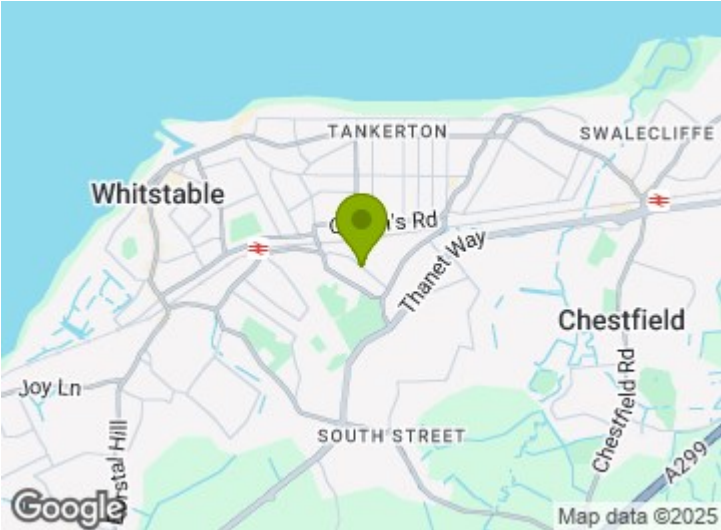
- Dining Room 11'11" x 8'11" (3.63 x 2.72)
- Living Room 19'0" x 9'0" (5.79 x 2.74)
- Utility Room 9'0" x 6'0" (2.74 x 1.83)

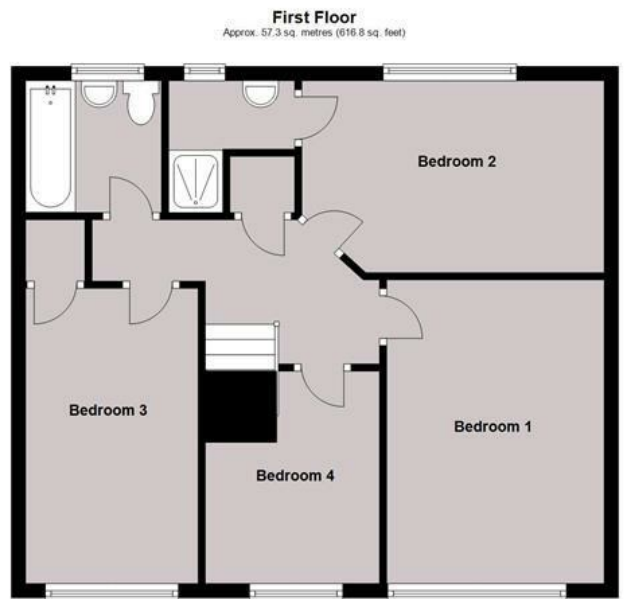
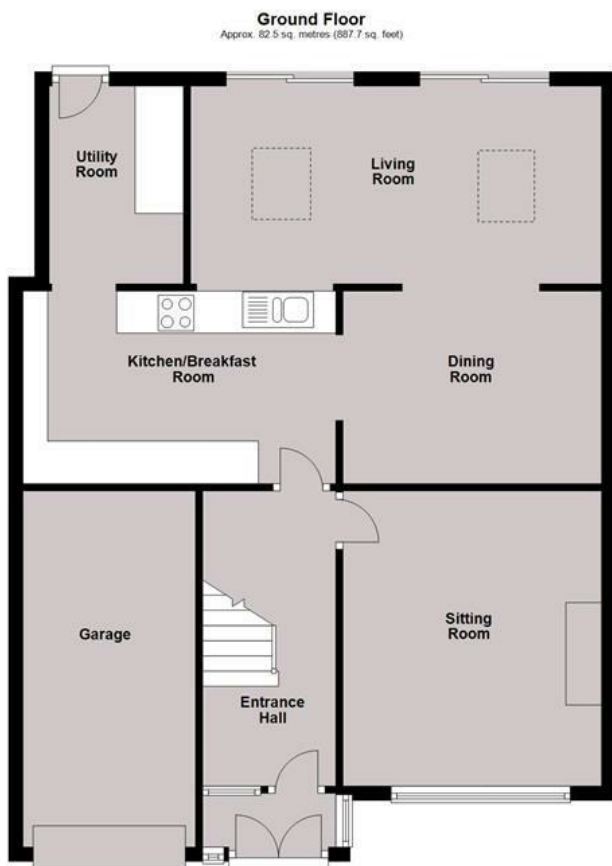
### FIRST FLOOR

- Bedroom 1 13'11" x 10'11" (4.24 x 3.33)
- Bedroom 2 14'0" x 9'0" (4.27 x 2.74)
- En-Suite Shower Room
- Bedroom 3 13'6" x 7'11" (4.11 x 2.41)
- Bedroom 4 9'8" x 8'2" (2.95 x 2.49)
- Bathroom

### OUTSIDE

- Integral Garage 16'3" x 8'0" (4.95 x 2.44)
- Rear Garden 100' x 45' (30.48m x 13.72m)





Total area: approx. 139.8 sq. metres (1504.6 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.**

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Needs improvement	E		
Needs improvement	F		
Needs improvement	G		
Very energy inefficient (oldest properties)	H		
Energy Efficiency Rating		69	79
England & Wales		ED1 Domestic properties only	

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