

CHRISTOPHER HODGSON



Tankerton, Whitstable

£595,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Tankerton, Whitstable

132 Queens Road, Tankerton, Whitstable, Kent, CT5 2JL

A beautifully presented detached house occupying a generous plot in a highly desirable Tankerton location, just half a mile from Tankerton Slopes, the seafront, local shops and bus routes. The property also enjoys convenient access to Whitstable town centre and mainline railway station (0.9 miles).

The bright and spacious accommodation is arranged to provide an entrance hall, sitting room, impressive open-plan kitchen/dining room and cloakroom on the ground floor. To the first floor are three double bedrooms, including a principal bedroom with en-suite shower room,

together with a separate family bathroom.

Outside, the generous rear garden extends to approximately 56ft (17m) and is attractively planted with mature shrubs and trees, providing a high degree of privacy. A garage and driveway to the front of the property provide off-street parking for several vehicles.

No onward chain.



LOCATION

Queens Road is a highly desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable (0.3 miles distant) provides 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 A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Sitting Room 17'9" x 12'4" (5.40m x 3.76m)

- Kitchen/Dining Room 20'0" x 9'7" (6.10m x 2.91m)

- Cloakroom

FIRST FLOOR

- Bedroom 1 12'11" x 9'5" (3.94m x 2.88m)

- Ensuite

- Bedroom 2 9'10" x 12'5" (3.00m x 3.79m)

- Bedroom 3 7'7" x 12'6" (2.30m x 3.80m)

- Bathroom

OUTSIDE

- Garden 56' x 49' (17.07m x 14.94m)

- Garage 14'3" x 10'10" (4.35m x 3.31m)





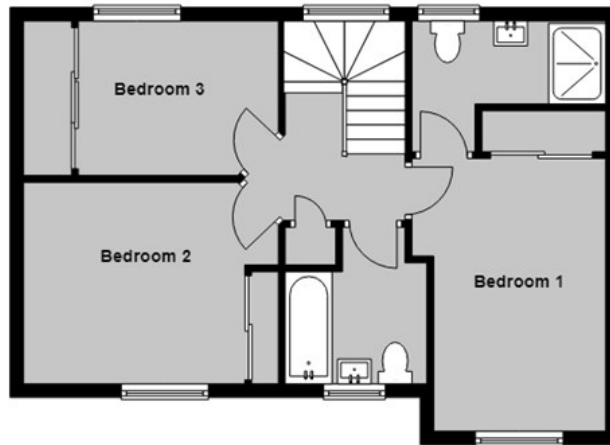
Ground Floor

Main area: approx. 54.8 sq. metres (589.7 sq. feet)
Plus garages, approx. 14.4 sq. metres (154.8 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



Main area: Approx. 103.1 sq. metres (1110.0 sq. feet)

Plus garages, approx. 14.4 sq. metres (154.8 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,397.99.

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Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A	87	87
90-95 Energy efficient Green rating scale	B		
80-85 Energy efficient Green rating scale	C		
65-75 Energy efficient Green rating scale	D		
55-60 Energy efficient Green rating scale	E		
45-50 Energy efficient Green rating scale	F		
35-40 Energy efficient Green rating scale	G		

England & Wales EPC Directive 2002/91/EC

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