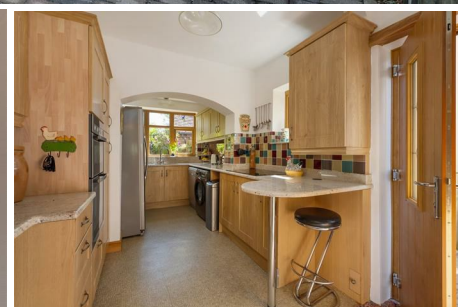


CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**£625,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Tankerton, Whitstable

## *45 Fitzroy Road, Tankerton, Whitstable, Kent, CT5 2LF*

A charming 1930's detached family home ideally positioned in a much sought after location within central Tankerton, close to shops and amenities, just 350 metres from Tankerton Slopes and seafront and a short stroll to Whitstable mainline station (0.5 miles).

The bright, spacious, and beautifully presented accommodation is arranged to provide an entrance hall, generous sitting/dining room with a wood burning stove, and a kitchen overlooking the garden. The first floor comprises three generous bedrooms, and a stylish bathroom.

The secluded Easterly facing garden is a particularly attractive feature of the property, and extends to 87ft (26m) incorporating a composite deck seating area, and a garden studio which would suit a variety of uses. A block paved driveway to the front of the house provides access to the detached garage and area of off-street parking.



### LOCATION

Fitzroy Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway station offers frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. Whitstable is approximately a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops as well as fashionable restaurants, cafe bars, working harbour and 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
- Sitting Room 12'1" x 12'0" (3.68m x 3.66m )
- Dining Room 12'1" x 10'0" (3.68m x 3.06m)

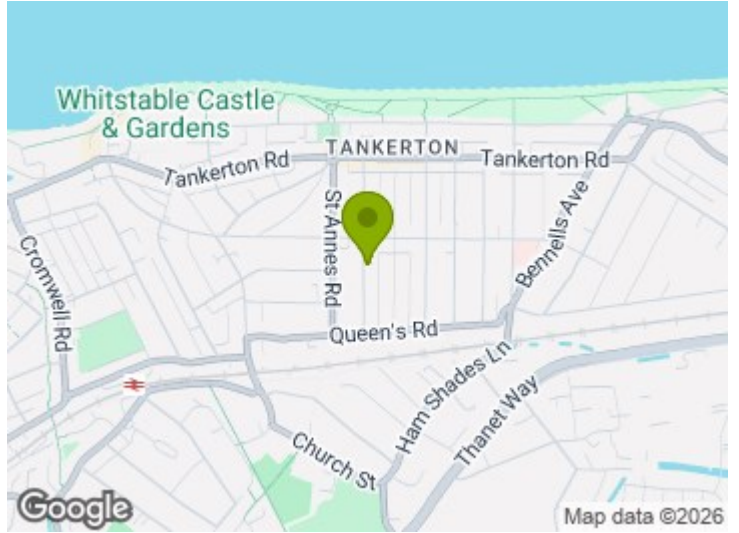
- Kitchen 16'5" x 8'3" (5.00m x 2.51m)

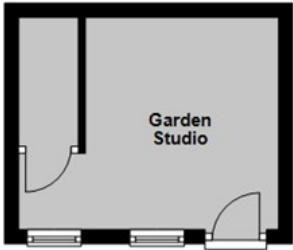
#### FIRST FLOOR

- Bedroom 1 12'0" x 12'1" (3.66m x 3.68m)
- Bedroom 2 12'2" x 10'0" (3.70m x 3.06m)
- Bedroom 3 16'8" x 8'3" (5.07m x 2.51m)
- Bathroom 8'3" x 6'2" (2.54m x 1.89m)

#### OUTSIDE

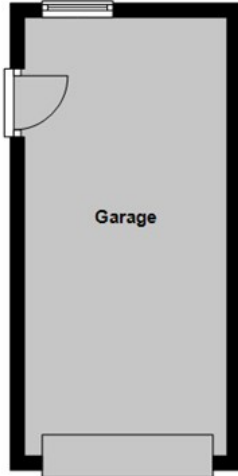
- Garden 87" x 30" (26.52m x 9.14m)
- Garden Studio 12'1" x 9'10" (3.68m x 3.00m)
- Garage 20'4" x 9'5" (6.20m x 2.87m)





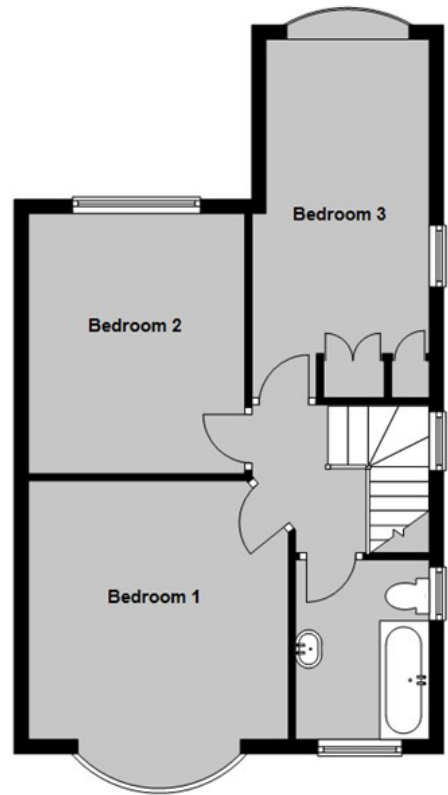
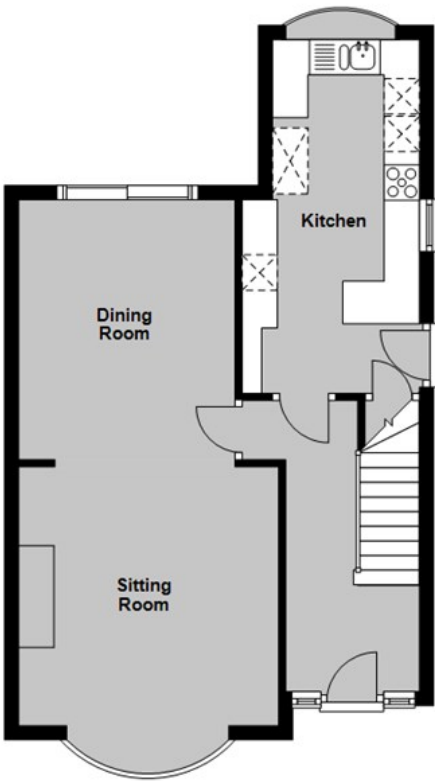
### Ground Floor

Main area: approx. 46.5 sq. metres (500.8 sq. feet)  
Plus porches, approx. 17.8 sq. metres (191.2 sq. feet)  
Plus outbuildings, approx. 11.0 sq. metres (118.7 sq. feet)



### First Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



Main area: Approx. 95.0 sq. metres (1022.9 sq. feet)

Plus garages, approx. 17.8 sq. metres (191.2 sq. feet)  
Plus outbuildings, approx. 11.0 sq. metres (118.7 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 |
|---|---|---------|--------|
| Very Energy Efficient (Green rating)          | A |         |        |
| Energy Efficient (Light Green rating)         | B |         |        |
| Decent (Yellow rating)                        | C |         | 78     |
| Needs Improvement (Orange rating)             | D |         | 55     |
| Low Energy Efficiency (Red rating)            | E |         |        |
| Very Low Energy Efficiency (Dark Red rating)  | F |         |        |
| Very Poor Energy Efficiency (Dark Red rating) | G |         |        |

England & Wales  
EPC Decree 2008/6102

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