CHRISTOPHER HODGSON

Tankerton, Whitstable

£475,000 Leasehold - Share of Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

Apartment 12, 2 Graystone Road, Tankerton, Whitstable, Kent, CT5 2NB

A superb contemporary apartment occupying the first floor of this prestigious landmark building, ideally situated in a prominent position on Tankerton's much sought after Marine Parade, adjacent to Tankerton Slopes and 100 metres of shops, cafes and restaurants on Tankerton Road. Whitstable station is within walking distance (1 mile).

This beautifully presented apartment has the benefit of allocated off street parking, and is finished to a high standard throughout in smart contemporary style. The accommodation is arranged to provide a large open-plan living room with kitchen area opening onto a balcony with views towards the sea. In addition, there are two double bedrooms and a two smartly fitted bathrooms, including an en-suite shower room to the principal bedroom.

The apartment benefits from an allocated parking space accessed via secure electronic gates from Graystone Road. Share of Freehold.

LOCATION
Graystone Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer 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. 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:

FIRST FLOOR

• Living Room 16'8" x 16'7" (5.08m x 5.05m)

• Balcony 11'1" x 3'10" (3.38m x 1.17m)

• Kitchen 10'10" x 8'4" (3.30m x 2.54m)

• Bedroom 1 12'11" x 11'10" (3.93m x 3.60m)

• En-Suite Shower Room

• Bedroom 2 11'10" x 10'7" (3.61m x 3.23m)

• Bathroom 8'1" x 7'10" (2.46m x 2.39m)

LEASE
The property is being sold with the remainder of a 199 years from and including 1 January 2003 (subject to confirmation from vendor's solicitor).

SHARE OF FREEHOLD
The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).

GROUND RENT
NIL (subject to confirmation from the vendor's solicitor).

SERVICE CHARGE
We have been advised that the Service Charge for 2025/2026 will be in the region of £2,820 per annum (subject to confirmation from the vendor's solicitor).

TANKERTON
SWALECLIFFE
Whitstable
Queen's Rd
Thanet Way
Chestfield
Google
Map data ©2026

First Floor

Approx. 75.0 sq. metres (807.0 sq. feet)

Total area: approx. 75.0 sq. metres (807.0 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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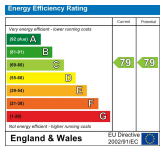

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