



Tankerton, Whitstable

9 St. Annes Road, Tankerton, Whitstable, Kent, CT5 2DW

An exceptional contemporary home, built in 2012, and situated in a highly desirable and convenient central location, moments from shops and amenities, Tankerton Slopes and seafront (100 metres) and a short stroll to Whitstable station (0.8 miles).

This impressive family home has been finished to a high specification throughout and benefits from bright, spacious open-plan living accommodation. The ground floor is arranged to provide a welcoming entrance hall opening to a stylish modern kitchen and dining area, and an open-plan sunken sitting room with bi-folding doors leading to the West facing garden. In addition, there is a utility room, guest cloakroom, and a small garage/bike store. Ascending an outstanding feature curved staircase there are three double bedrooms on the first floor, two with en-suite shower rooms, and a spacious family bathroom.

A driveway to the front of the house provides off road parking for a number of vehicles. No onward chain.

Location

St Annes Road is amongst the most sought after addresses in central Tankerton, 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 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. The popular town of Whitstable is approximately 0.8 of 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, the 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 are:

• Kitchen/Dining Room

17'8" x 15'7" (5.38m x 4.75m)
at maximum points.

• Sitting Room

17'6" x 16'0" (5.33m x 4.88m)
at maximum points.

• Utility Room

8'6" x 6'3" (2.59m x 1.91m)

• Cloakroom

4'7" x 3'3" (1.40m x 0.99m)
at maximum points.

• Store

• Bedroom 1

14'6" x 12'9" (4.42m x 3.89m)
at maximum points.

• En- Suite Shower Room

6'9" x 4'5" (2.06m x 1.35m)
at maximum points.

• Bedroom 2

13'4" x 10'1" (4.07m x 3.07m)

• En- Suite Shower Room

10'1" x 3'10" (3.07m x 1.17m)
at maximum points.

• Bedroom 3

16'11" x 14'11" (5.16m x 4.55m)
at maximum points.

• Bathroom

7'7" x 5'5" (2.31m x 1.65m)
at maximum points.

• Garage/Store Room

11'8" x 9'11" (3.56m x 3.02m)
at maximum points.

Agent's Note

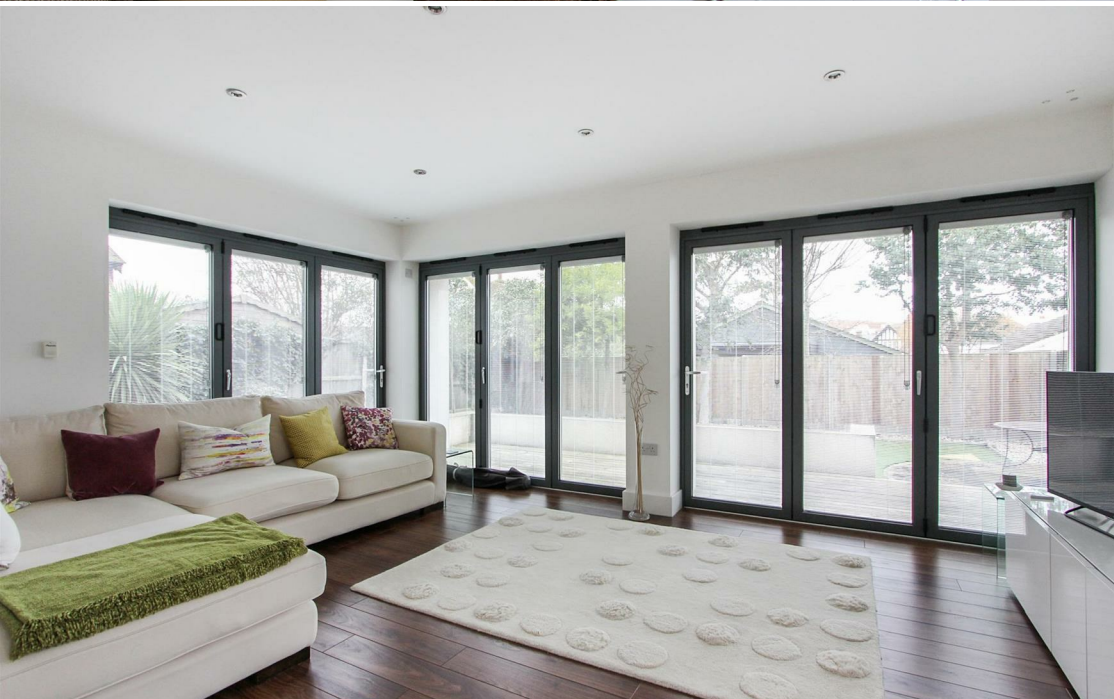
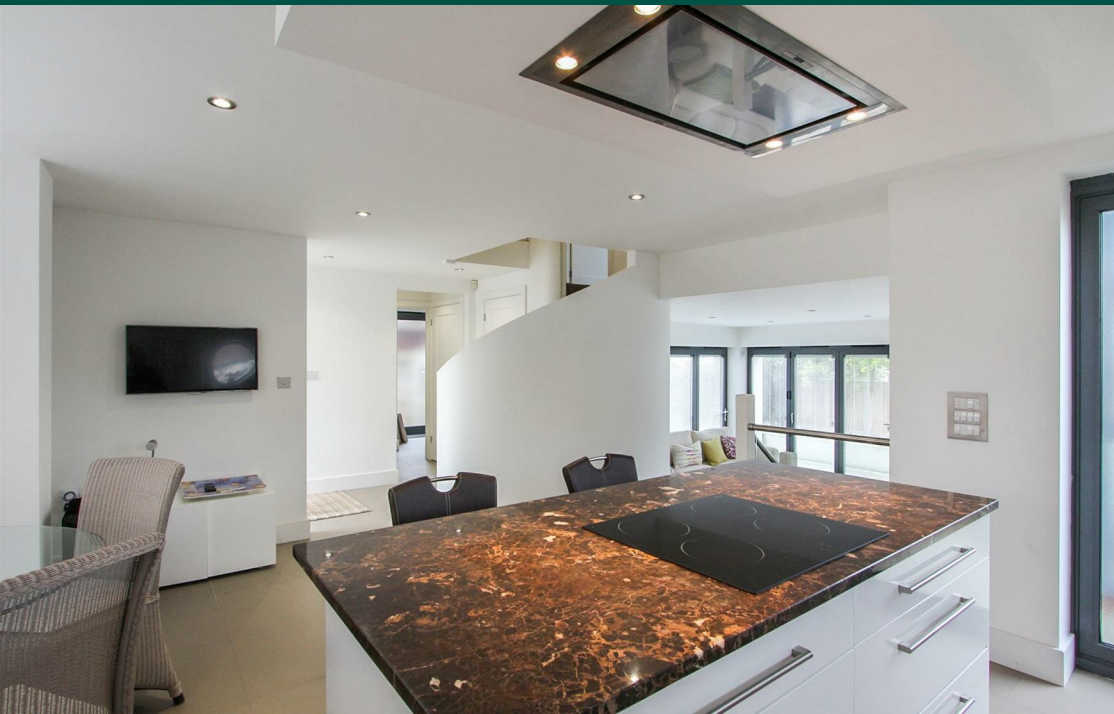
Central heating and hot water are provided by an Air Source Heat Pump. There is underfloor heating to the ground floor of the house, with radiators to the first floor.

Video Tour Available

We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.











Viewing

STRICTLY BY PRIOR APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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Kent CT5 2AJ

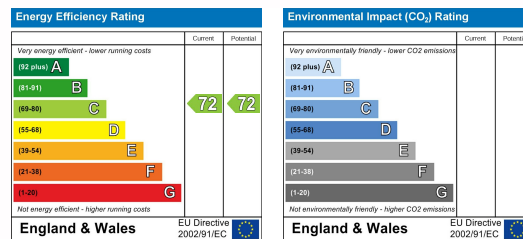
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Ground Floor

Approx. 69.5 sq. metres (748.0 sq. feet)



First Floor

Approx. 72.2 sq. metres (777.3 sq. feet)



Total area: approx. 141.7 sq. metres (1525.4 sq. feet)

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