



Tankerton, Whitstable

Guide Price £350,000 Freehold

...for Coastal, Country & City living.



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Tankerton, Whitstable

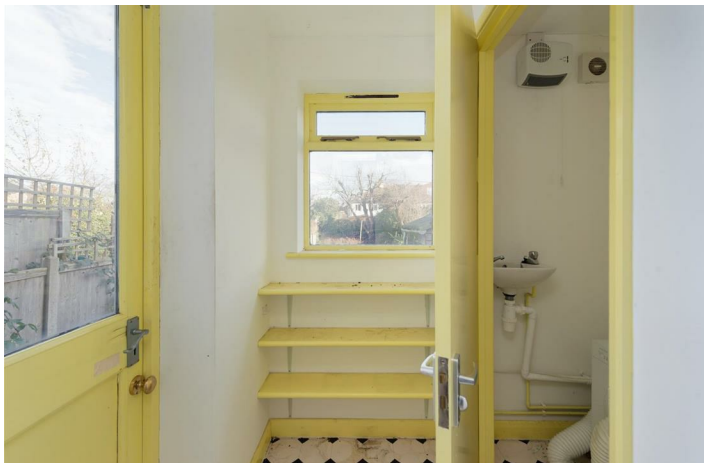
61 Wynn Road, Tankerton, Whitstable, Kent, CT5 2JN

A semi-detached house in a much sought after central Tankerton location, close to shops and amenities on Tankerton Road, a short stroll to Tankerton Slopes and seafront, and less than one mile from Whitstable mainline station.

The property now requires a programme of modernisation throughout and there is considerable scope to extend the existing accommodation (subject to obtaining all necessary consents and approvals), which once complete would provide a fantastic family home.

The ground floor is currently arranged to provide an entrance hall, sitting room with bay window, kitchen/dining room, and a cloakroom. To the first floor there are two bedrooms and a bathroom.

The rear garden extends to 81ft (24m). No onward chain.



Location

Wynn Road is in a much sought after residential location in central Tankerton, conveniently positioned for access to local shopping and educational facilities, seafront and bus routes. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with mainline railway stations at Chestfield and Whitstable which offer frequent services to London (Victoria) approximately 80 minutes with high speed links to London (St Pancras) approximately 73 minutes. The popular town of Whitstable is approximately 1.3 miles distant providing a diverse range of shopping facilities as well as fashionable restaurants, recreational and leisure amenities.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Hall**
12'7" x 5'4" (3.83m x 1.63m)
at maximum points.
- **Sitting Room**
12'7" x 10'6" (3.83m x 3.20m)
at maximum points.
- **Kitchen/Dining Room**
16'2" x 10'2" (4.93m x 3.10m)
at maximum points.
- **Cloakroom**
4'10" x 4'10" (1.47m x 1.47m)
at maximum points.



FIRST FLOOR

- **Bedroom 1**
12'7" x 10'5" (3.83m x 3.17m)
at maximum points.
- **Bedroom 2**
10'2" x 10'1" (3.10m x 3.07m)
at maximum points.
- **Bathroom**
5'9" x 5'8" (1.74m x 1.73m)
at maximum points.
- **Cloakroom**
4'6" x 2'8" (1.37m x 0.81m)
at maximum points.

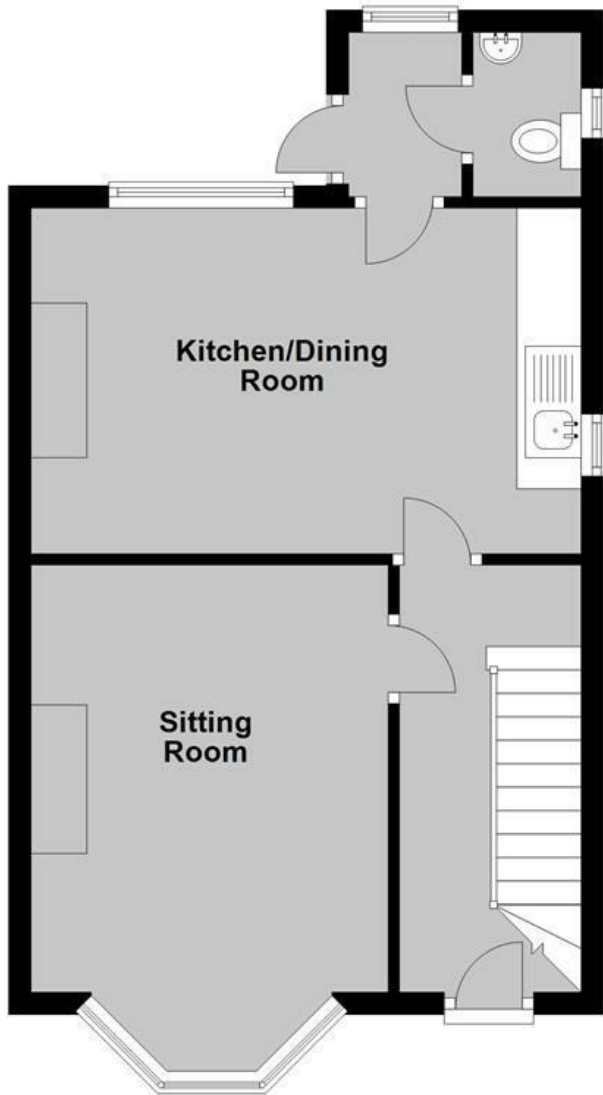
OUTSIDE

- **Garden**
81" x 21" (24.69m x 6.40m)
at maximum points.



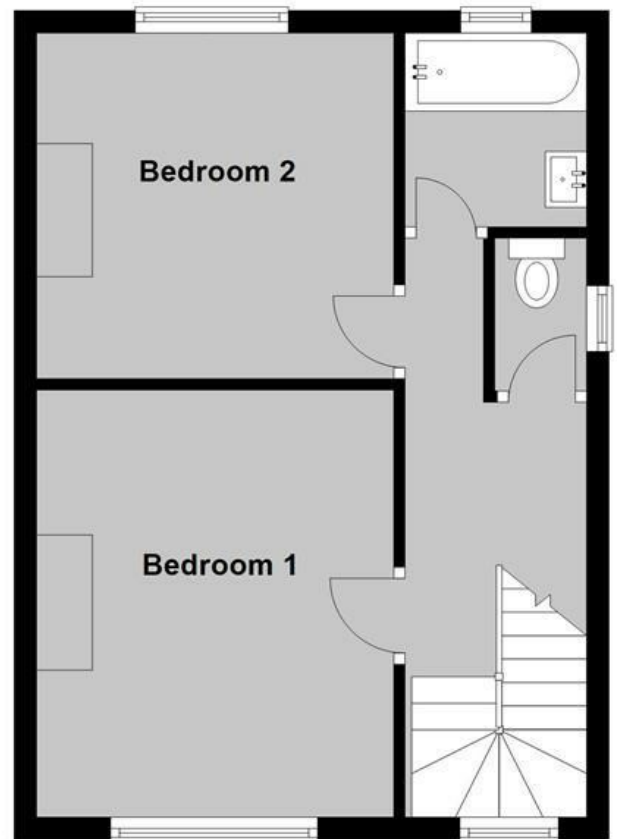
Ground Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Total area: approx. 72.5 sq. metres (780.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is £1,775.92.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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Energy Efficiency Rating	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Energy Performance Certificate (EPC) showing energy efficiency ratings for the property. The current rating is C (69-80), with a target rating of B (81-91). The score is 43. The certificate is valid until 31/12/2033.

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