

CHRISTOPHER HODGSON



Tankerton, Whitstable
Guide Price £315,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

55 Baddlesmere Road, Tankerton, Whitstable, Kent, CT5 2LA

An exciting opportunity to acquire a semi-detached bungalow in a much sought after position within central Tankerton, ideally situated in close proximity to shops and bus routes on Tankerton Road, 0.4 miles from the seafront and within walking distance of Whitstable station (0.6 miles).

The property now requires total refurbishment and there is considerable scope for extension and remodelling (subject to all necessary consents and approvals being obtained).

The accommodation is currently arranged to provide an entrance hall, sitting room, kitchen, two bedrooms and a bathroom.

The West facing rear garden extends to 83ft (25m). There is potential to create off street parking to the front of the property (subject to all necessary consents and approvals being obtained). No onward chain.



LOCATION

Baddlesmere 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 9'3" x 9'3" (2.84m x 2.82m)
- Sitting Room 16'3" x 11'6" (4.95m x 3.50m)

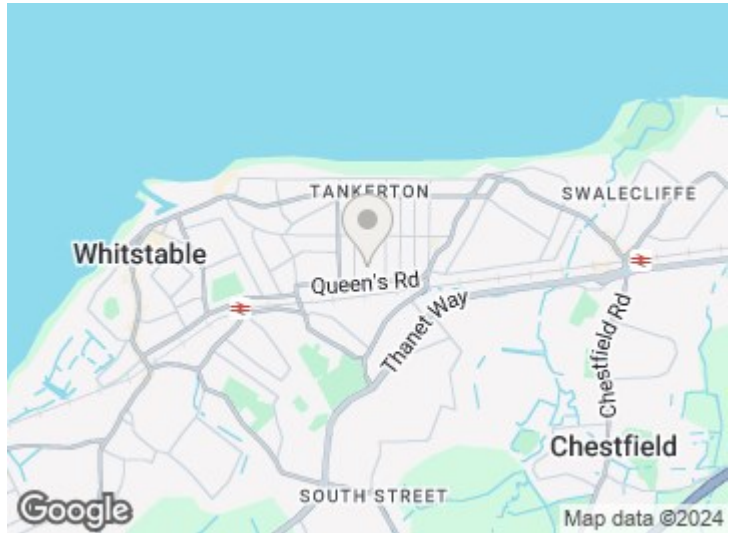
- Kitchen 9'6" x 8'4" (2.92m x 2.55m)
- Bedroom 1 13'8" x 11'2" (4.16m x 3.40m)
- Bedroom 2 11'7" x 9'3" (3.54m x 2.82m)
- Bathroom 6'4" x 5'9" (1.93m x 1.75m)

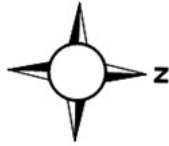
• OUTSIDE

- Garden 83' x 25' (25.30m x 7.62m)

• Off Street Parking

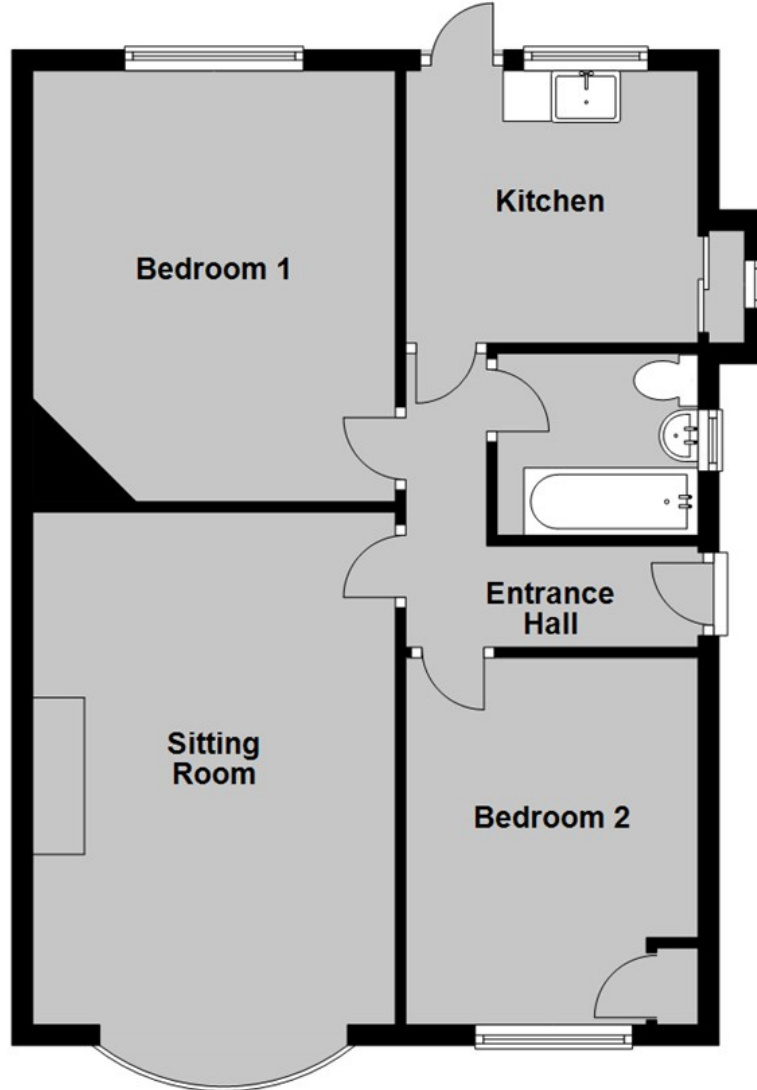
There is potential to create off street parking to the front of the property (subject to all necessary consents and approvals being obtained).





Ground Floor

Approx. 59.5 sq. metres (640.9 sq. feet)



Total area: approx. 59.5 sq. metres (640.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53.

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Energy Efficiency Rating	
Energy efficiency class	Score
Band A	92
Band B	81
Band C	69
Band D	55
Band E	39
Band F	21
Band G	1
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