

CHRISTOPHER HODGSON



Tankerton, Whitstable
£600,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

16 Queens Road, Tankerton, Whitstable, Kent, CT5 2JE

A unique and exciting opportunity to acquire a substantial detached bungalow occupying an exceptionally generous plot within a prime central location. The property benefits from an elevated position with views across the town and towards the sea, and has a wide frontage of approximately 46ft (14.2m) to Queens Road and an overall depth in the region of 130ft (39.8m).

The property now requires total refurbishment and has considerable scope to extend and remodel, or alternatively, redevelopment with a substantial replacement dwelling (subject to all necessary consents and approvals being obtained). The existing accommodation is arranged to provide an entrance

porch, entrance hall, sitting room opening to a dining room, a kitchen, three double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

Outside, the extensive south-facing gardens are a particularly attractive feature of the property, and a driveway provides an area of off-street parking. No onward chain.

Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council on 01227 862 000, www.canterbury.gov.uk/planning.



LOCATION

Queens Road is a highly desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable (0.3 miles distant) provides 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 A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

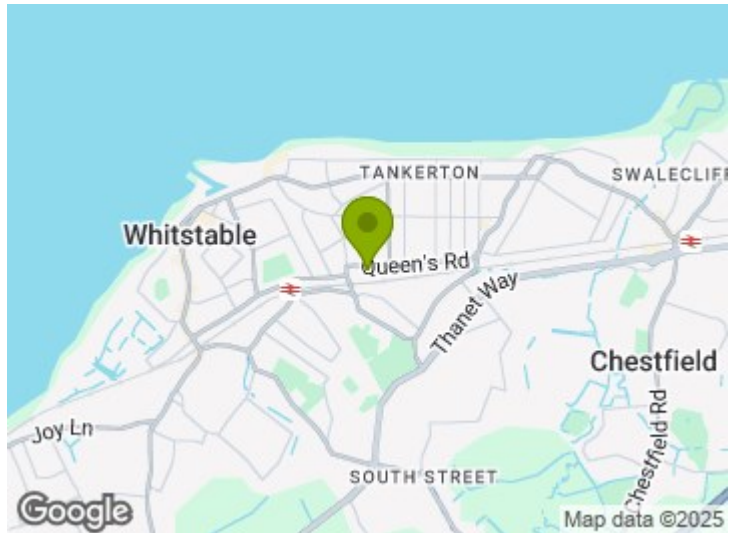
GROUND FLOOR

- Entrance Porch

- Entrance Hall
- Sitting Room 20'0" x 11'6" (6.10m x 3.51m)
- Dining Room 12'6" x 9'2" (3.81m x 2.79m)
- Kitchen 11'6" x 9'5" (3.51m x 2.88m)
- Bedroom 1 12'6" x 12'6" (3.81m x 3.82m)
- En-Suite Shower Room
- Bedroom 2 12'6" x 12'2" (3.81m x 3.70m)
- En-Suite Cloakroom
- Bedroom 3 12'3" x 11'7" (3.73m x 3.53m)
- Bathroom
- Veranda

OUTSIDE

- Garden 92' x 46' (28.04m x 14.02m)





Ground Floor

Approx. 113.4 sq. metres (1220.8 sq. feet)



Total area: approx. 113.4 sq. metres (1220.8 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A	61
B	
C	
D	
E	
F	
G	
Least energy efficient - higher running costs	Estimated
England & Wales	

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