

CHRISTOPHER HODGSON



Tankerton, Whitstable
£350,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Flat 3, The Exchange Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AL

A spacious ground floor flat forming part of this prestigious development and former telephone exchange, enviably positioned moments from the beach and Whitstable Castle, and within close proximity of the bustling town centre, working harbour and Whitstable station (0.6 miles distant).

The generously proportioned and beautifully presented accommodation is arranged to provide an entrance hall,

sitting room open-plan to dining room, a spacious and smartly fitted kitchen, two double bedrooms and two bathrooms, including an en-suite bathroom to the principal bedroom.

The property benefits from one allocated parking space, located to the rear of the building and accessed from Tankerton Road. There is also a lift within the building. No onward chain.



LOCATION

Tankerton Road is a much sought after road in central Tankerton, conveniently positioned for access to shops on 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 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The popular town of Whitstable is approximately 0.7 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 (taken at maximum points) are:

GROUND FLOOR

- Communal Entrance Hall 9'10" x 4'8" (3.00m x 1.43m)
- Entrance Hall
- Living Room 16'6" x 15'11" (5.04m x 4.85m)
- Kitchen 15'0" x 7'10" (4.57m x 2.38m)
- Bedroom 1 13'11" x 13'5" (4.26m x 4.10m)
- En-Suite Bathroom
- Bedroom 2 14'11" x 13'5" (4.55m x 4.09m)
- Shower Room



Parking

The property benefits from one allocated parking space, located to the rear of the building and accessed from Tankerton Road.

Lease

The property is being sold with the remainder of a 125 year lease from and including 1 January 2002 (subject to confirmation from vendor's solicitor).

Service Charge

We have been advised that the Service Charge for 2023/2024 will be in the region of £1,800 per annum (subject to confirmation from the vendor's solicitor).

Ground Rent

Not applicable (to be confirmed by the vendors solicitors).

Ground Floor

Approx. 95.0 sq. metres (1022.4 sq. feet)



Total area: approx. 95.0 sq. metres (1022.4 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77

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Energy Efficiency Rating		Current	Target
Very energy efficient (newest properties)	A+		
Energy efficient	A		
Decent	B	76	79
Below average	C		
Less energy efficient	D		
Very less energy efficient	E		
Least energy efficient (oldest properties)	F		
Very least energy efficient	G		
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