Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Tankerton, Whitstable

£355,000 Freehold

...for Coastal, Country & City living.

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Tankerton, Whitstable

16 Kemp Road, Tankerton, Whitstable, Kent, CT5 2PZ

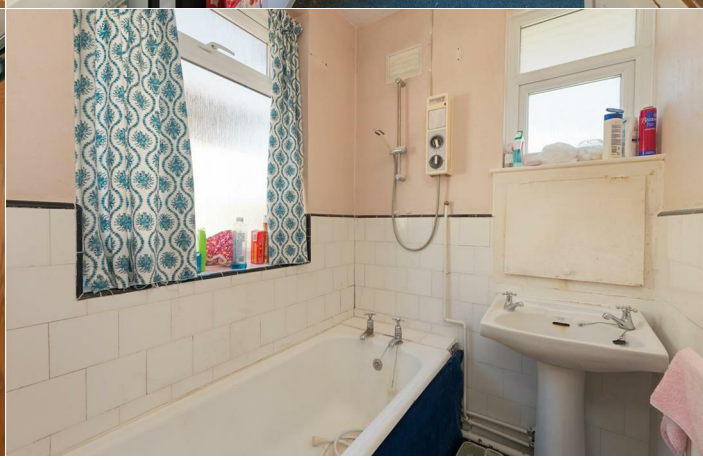
A spacious detached chalet bungalow in a desirable location less than half a mile from Tankerton slopes and seafront, shops, schools, bus routes, JoJo's restaurant and Chestfield and Swalecliffe station (0.4 miles).

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting room, kitchen, two double bedrooms, a bathroom, and cloakroom. To the first floor, there is a further double bedroom.

The property would now benefit from a programme of modernisation throughout, and there is considerable scope to extend and remodel the existing accommodation (subject to all necessary consents and approvals being obtained).

The rear garden extends to 77ft (23m) and a driveway to the side of the property provides an area of off street parking.

No onward chain.



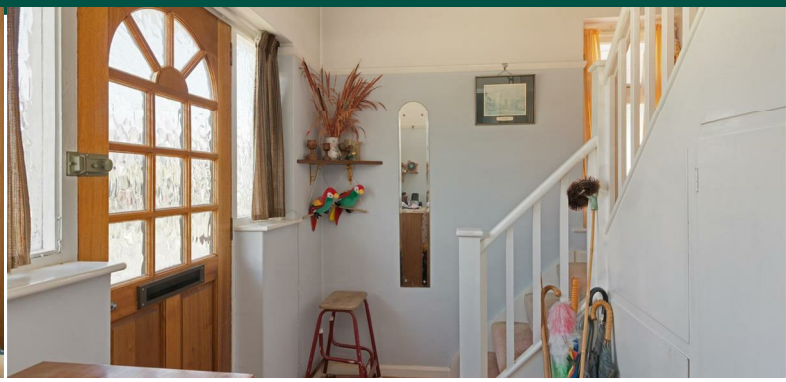
Location
Kemp Road is situated in a much sought after location, conveniently positioned for access to Tankerton. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Chestfield and Swalecliffe station (0.4 miles distant) and Whitstable station (1.4 miles distant) 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 than 1.8 miles distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, 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:

GROUND FLOOR

- **Entrance Hall**
- **Sitting Room**
  15'1" x 14'4" (4.60m x 4.38m)
  at maximum points.
- **Kitchen**
  9'0" x 7'3" (2.76m x 2.21m)
  at maximum points.
- **Bedroom 2**
  14'5" x 9'1" (4.40m x 2.76m)
  at maximum points.
- **Bedroom 3**
  14'5" x 9'0" (4.40m x 2.75m)
  at maximum points.
- **Cloakroom**
- **Bathroom**
  5'10" x 4'11" (1.80m x 1.52m)
  at maximum points.

FIRST FLOOR

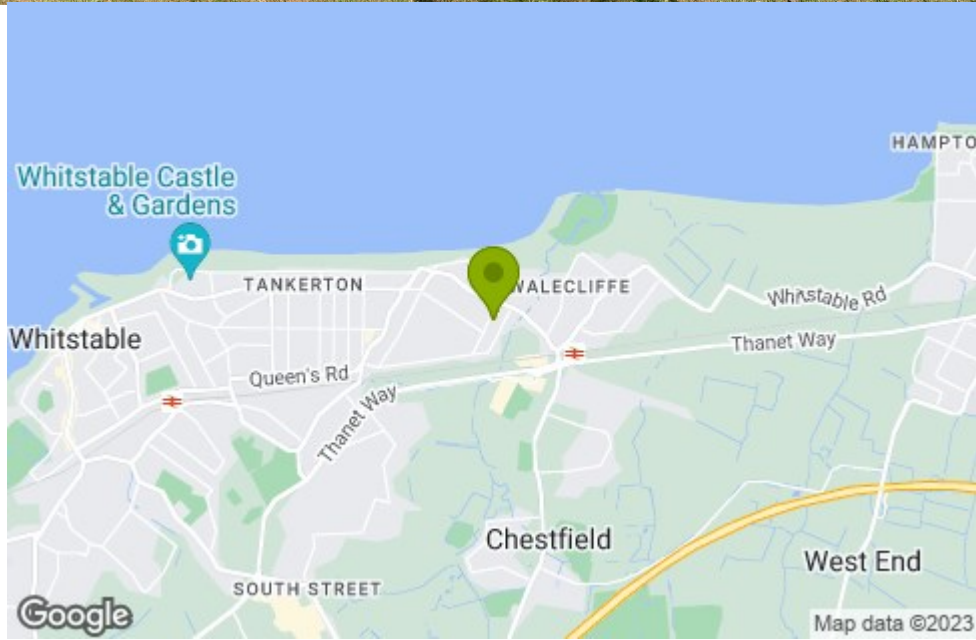


• **Bedroom 1**
19'3" x 10'0" (5.88m x 3.04m)
at maximum points.

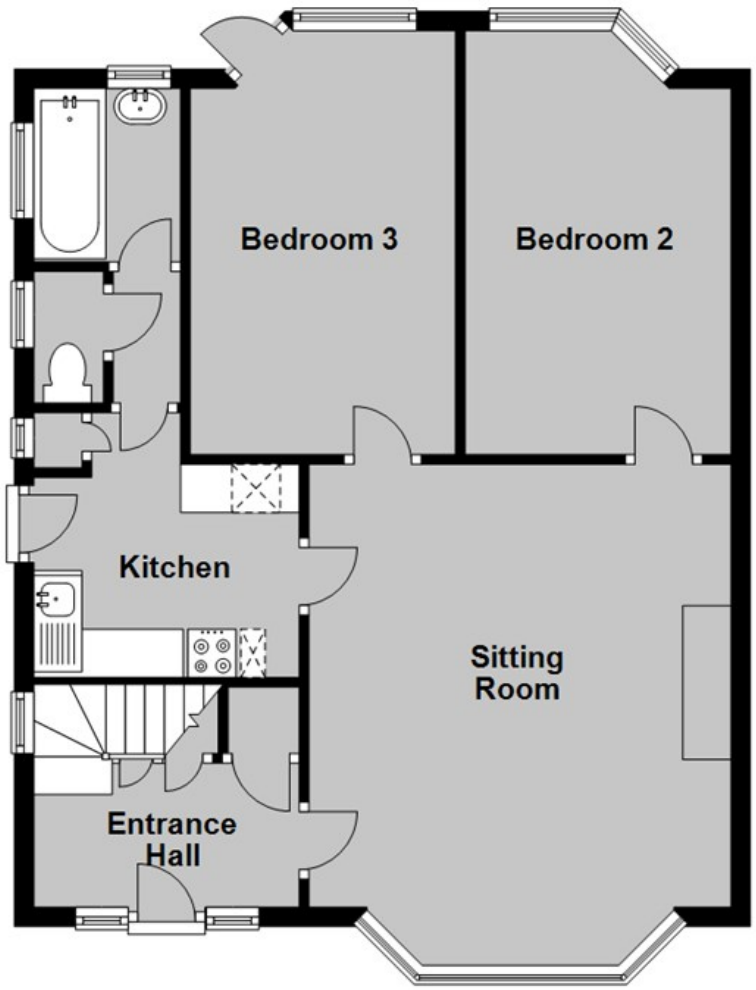
OUTSIDE

• **Garden**
77' x 33' (23.47m x 10.06m)
at maximum points.

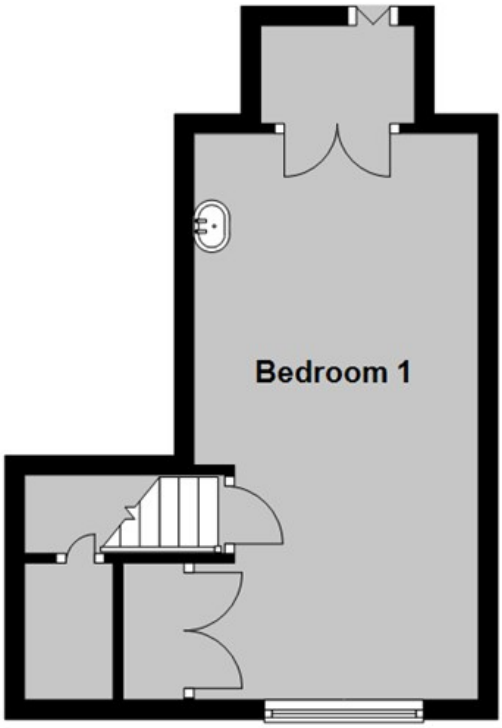
Video Tour Available
Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



Ground Floor
Approx. 63.9 sq. metres (688.1 sq. feet)



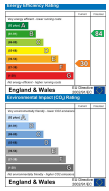
First Floor
Approx. 23.8 sq. metres (256.0 sq. feet)



Total area: approx. 87.7 sq. metres (944.1 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £1997.91.

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



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