



Bennells Avenue, Tankerton, Whitstable



Spero
81 Bennells Avenue
Tankerton
Whitstable
Kent
CT5 2HR



VIEW FROM
THE BALCONY



Description

Ground Floor

- Hallway
- Lounge/Kitchen
21'10 x 17'9
(6.65m x 5.41m)
- Dining Room
15'5 x 12'0
(4.70m x 3.66m)
- Study
8'5 x 6'5
(2.57m x 1.96m)
- Shower Room

External

- Enclosed Rear Garden
- Off street parking to the rear for two vehicles

First Floor

- Landing
- Bedroom
21'10 x 12'3
(6.65m x 3.73m)
- En-suite
- Bedroom
14'8 x 10'10
(4.47m x 3.30m)
- Bedroom
14'8 x 10'9
(4.47m x 3.28m)
- Bathroom

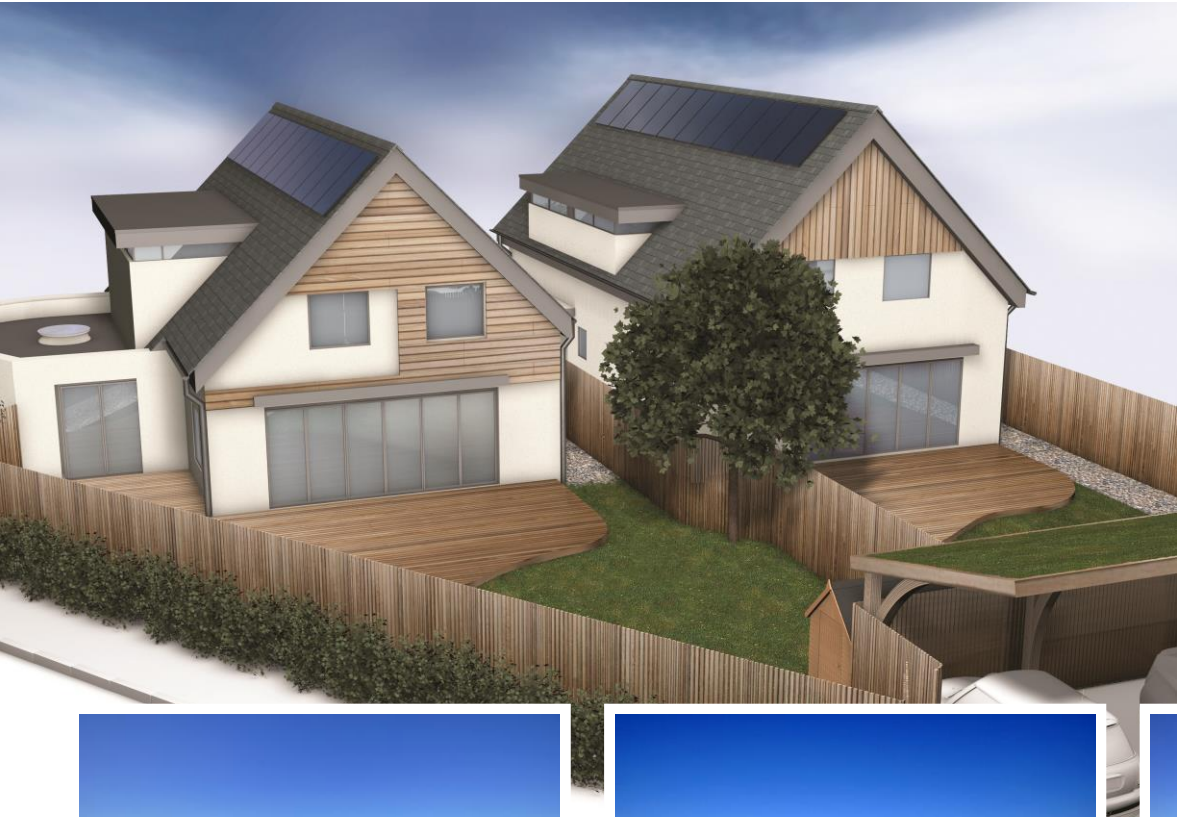
Property

One of two bespoke, architecturally designed, contemporary residences located minutes from Tankerton Slopes. Both properties were inspired by our clients’ desire to create state of the art homes with maximum possible internal natural light, whilst also maximising energy efficiency throughout the year.

Considerable thought has gone into both the interior and exterior look, feel and functionality of the property, and we believe our clients have chosen the very best in materials. Their specification is of the highest standard is respect of under floor heating throughout, high-quality solid timber floors, luxurious bathrooms with rain maker showers and landscaped beach gardens. There is also access to the green roof covered car ports (included to enhance views from the bedrooms) giving off street parking for two vehicles per house.

Entered via a covered front porch area into a well-lit airy hallway with access to the main open-plan kitchen living space area to the rear of the property with large zero threshold folding sliding doors leading to a partially decked and easy to maintain garden. To the front of the property is a large second reception room which can be used as a dining room, study, fourth bedroom, kids playroom or even cinema room. Spero also benefits from a separate downstairs study and under stairs storage.

The design of the open plan staircase has been key to the amount of natural light that floods through the entrance hall and first floor landing. From the well-lit landing, you can access the three large bedrooms of the property, all of which can easily accommodate king size beds. The master bedrooms features a vaulted ceiling, en-suite luxury bathroom, built-in wardrobes and double doors opening onto a covered balcony with views over Tankerton seafront. Bedrooms two and three overlook the gardens and have far reaching country views. In addition, there is a luxury family bathroom, for use by the two bedrooms. Finally, there is a large loft storage room above and airing cupboard on the landing. Opposite the stairs is the downstairs shower room, toilet and laundry room.



Location

Tankerton is a delightful location having a popular beach and walks along the slopes, independent shops, bars and restaurants. The quaint seaside town of Whitstable is approximately 1 mile away where you will find a wider range of independent shops and boutiques as well as numerous cafes, bars and restaurants for which the town is known for. Whitstable also has a popular working harbour and mainline railway station providing a regular service to London. The Cathedral City of Canterbury is approximately 7 miles distance.

Features

- Underfloor heating
- Draught free heating
- Mechanical Ventilation Heat Recovery System
- Photovoltaic solar panels
- Energy efficient lighting plus additional features such as PIR LED lighting
- Remote controlled heating and security devices

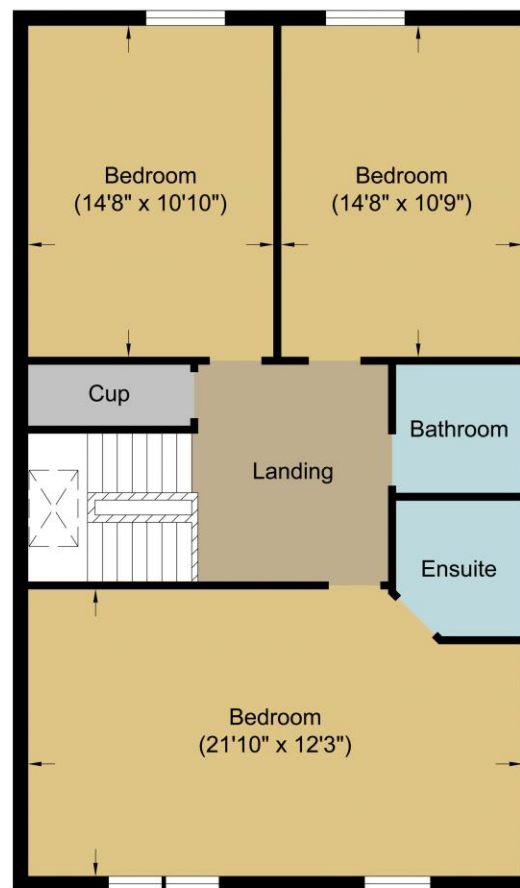
Note

- Images used are CGI images and photographs of Tankerton for illustration purposes only





Ground Floor
Approximate Floor Area
804.38 sq. ft.
(74.73 sq. m)



First Floor
Approximate Floor Area
821.07 sq. ft.
(76.28 sq. m)

TOTAL APPROX FLOOR AREA 1625.45 SQ. FT. (AREA 151.01 SQ. M)
Measurements are approximate. Not to scale. Illustrative purposes only.



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Important Notice:

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.