



Bennells Avenue, Tankerton, Whitstable



Sogno  
79 Bennells Avenue  
Tankerton  
Whitstable  
Kent  
CT5 2HR



VIEW FROM  
THE BALCONY



**Description**

Ground Floor

- Hallway
- Lounge  
20'11 x 17'1  
(6.38m x 5.21m)
- Kitchen/Dining Area  
21'7 x 16'4  
(6.58m x 4.98m)
- Study  
16'4 x 11'3  
(4.98m x 3.43m)
- Shower Room

External

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

First Floor

- Landing
- Bedroom  
22'4 x 11'2  
(6.81m x 3.40m)
- En-suite
- Bedroom  
13'5 x 10'3  
(4.09m x 3.12m)
- Bedroom  
13'5 x 10'1  
(4.09m x 3.07m)
- 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. 'Sogno' affords over 1800 sq.ft of accommodation comprising two large reception rooms, impressive open-plan kitchen/diner and three large double bedrooms, together with en-suite and family bathrooms. From the covered porch entrance you walk into a spacious open-plan airy hallway with double doors leading through to the large living area. The ground floor boasts a visually stunning, high-quality semi-circular kitchen/diner. The living room has full-width folding sliding doors leading to a partially decked and easy to maintain beach garden. There are zero threshold doors which bring the outside in on hot summer days! There is a second large room to the front of the house which can be used for a dining room, study, fourth bedroom, kids play room or even cinema room. As you head to the staircase, tucked away is the ground floor shower room with W.C, basin and luxury shower. Behind the front door is a laundry area with room for washer and dryer. 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 which you can access the three large bedrooms of the property. All of the bedrooms are of a size to easily accommodate king size beds. The master bedroom features vaulted ceiling, en-suite luxury bathroom with steam room facility, built-in wardrobes and double doors opening onto a balcony with views over Tankerton seafront. Bedrooms two and three overlook the gardens and have far reaching country views. In addition, there is a family bathroom with free-standing bath, luxury shower, toilet and basin, complementing the two additional bedrooms. Finally there is a large loft storage room above.



## 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

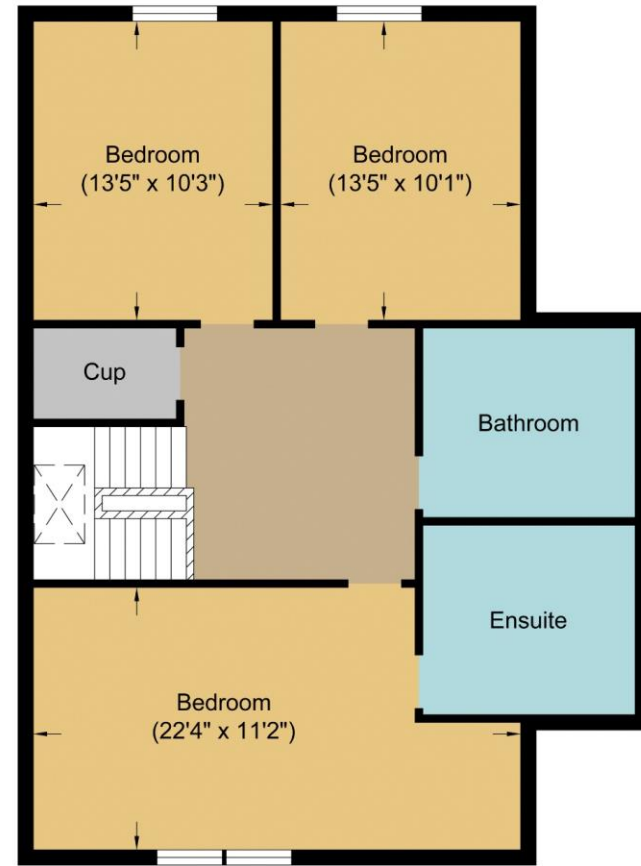
## Note

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





Ground Floor  
 Approximate Floor Area  
 1045.49 sq. ft.  
 (97.13 sq. m)



First Floor  
 Approximate Floor Area  
 823.97 sq. ft.  
 (76.55 sq. m)

**TOTAL APPROX FLOOR AREA 1869.47 SQ. FT. (AREA 173.68 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.