



Tankerton, Whitstable

29 Pier Avenue, Tankerton, Whitstable, Kent, CT5 2HQ

A striking contemporary home in one of Tankerton's most sought after roads, conveniently positioned for access to the seafront (300 metres), schools, shops and amenities, bus routes and Whitstable station (0.9 miles).

The interior has been designed and styled with flair and imagination and is flooded with natural light. The spacious and free flowing accommodation has been finished to an exceptional standard throughout and is arranged on the ground floor to provide an entrance hall, sitting room, dining area beneath a vaulted ceiling open-plan to a magnificent kitchen/breakfast room, double bedroom with en-suite shower room, study and utility room. To the first floor an open galleried landing leads to a further three double bedrooms and two bathrooms.

Two sets of bi-folding doors open to a large stone terrace which is ideal for outside entertaining, with an area laid to lawn beyond. A block paved driveway provides ample off street parking.

Location

Pier Avenue is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. The property is within close proximity to Tankerton slopes, seafront, local 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 less than 1 mile 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: 11'10" x 9'1" (3.61m x 2.77m)

- Engineered walnut flooring
- Underfloor heating

Sitting Room/Dining Area: 29'2" x 11'9" (8.88m x 3.58m)

- Engineered walnut flooring
- Underfloor heating
- Central chimney stack tiled in slate and inset with 'Lotus' double sided wood burning stove

Kitchen/Breakfast Room: 15'1" x 21'4" (4.60m x 6.50m)

Siemens appliances consisting of:

- Integrated double oven and microwave
- Integrated induction hob
- Integrated dishwasher
- Integrated fridge/freezer
- Downdraft extractor unit

General:

- German kitchen by 'Schuller'
- Central island with quartz work surfaces, under counter cupboard units and breakfast bar
- Under-mounted sink with 'Insinkerator' instant hot water tap
- Range of contemporary cupboards with concealed handles
- Porcelain tiled flooring
- Underfloor heating
- Full height aluminium powder coated bi-folding doors opening to rear terrace

Utility Room: 6'7" x 3'2" (2.00m x 0.95m)

- Porcelain tiled flooring
- Range of contemporary base cupboards inset with stainless steel bowl sink
- Laminate work surfaces with recesses and plumbing beneath for washing machine and dryer

Study: 9'9" x 8'0" (2.97m x 2.44m)

- Engineered walnut flooring
- Underfloor heating

Bedroom 4: 13'0" x 9'9" (3.97m x 2.98m)

- Powder coated aluminium casement doors opening to rear garden

En-Suite Shower Room:

- Natural stone tiled flooring
- Underfloor heating
- Walls tiled in natural stone
- Wall hung WC with concealed cistern
- Wall hung ceramic wash basin inset into vanity unit
- Walk-in shower enclosure with monsoon shower head
- Ladder rack heated towel rail
- Shaver point







Cloakroom:

- Engineered walnut flooring
- Underfloor heating
- Wall hung WC with concealed cistern
- Wall hung ceramic wash basin

FIRST FLOOR

Galleried Landing:

- Stainless steel and glass balustrade

Bedroom 1: 15'9" x 10'6" (4.80m x 3.21m)
at maximum points

- Engineered walnut flooring
- Full height feature window with doors opening to a Juliette balcony

En-Suite Bathroom:

- Marble tiled flooring
- Marble wall tiling
- Wall hung WC with concealed cistern
- Wall hung ceramic wash basin
- Walk-in shower enclosure with monsoon shower head
- Freestanding 'Egg' bath
- Ladder rack heated towel rail in anthracite grey
- Feature LED strip light inset into bathroom window
- Feature LED lighting to shower recess



Bedroom 2: 15'2" x 11'10" (4.63m x 3.61m)

- Full height feature window

Bedroom 3: 13'0" x 10'1" (3.95m x 3.07m)
at maximum points

Bathroom:

- Engineered walnut flooring
- Fully tiled walls tiled with 'wave effect' natural stone tiles
- Wall hung WC with concealed cistern
- Wall hung ceramic wash basin
- Walk-in shower enclosure with monsoon shower head
- Panelled bath

- Ladder rack heated towel rail in anthracite grey
- Shaver point

OUTSIDE

Rear Garden: 53' x 39' (16.15m x 11.89m)

- Walled stone terrace with level threshold access to the kitchen/breakfast room
- Area laid to lawn
- Contemporary slatted fence panelling

Driveway:

- Block paved driveway providing off road parking for a number of vehicles









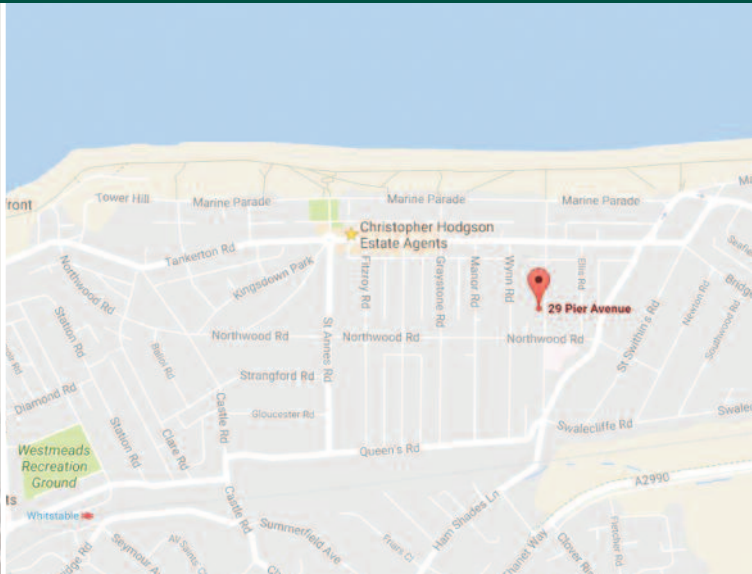
General

- Underfloor heating throughout ground floor and to all bathrooms, individually controlled and zoned on separate circuits via 'Maincor' thermostat system
- Central heating to first floor via radiators
- Aluminium powder coated double glazed windows and external doors
- Recessed LED lighting

Bathrooms:

- Bespoke Italian sanitary ware
- Bespoke Italian brass fittings
- Toilet cisterns by Geberit





Viewing

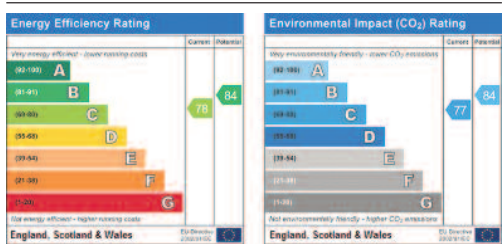
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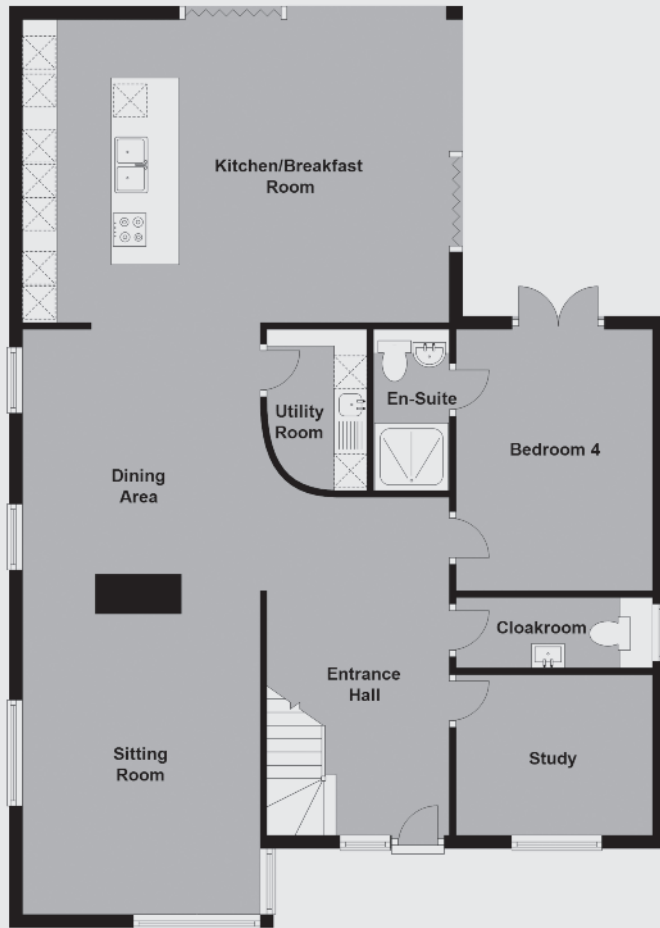
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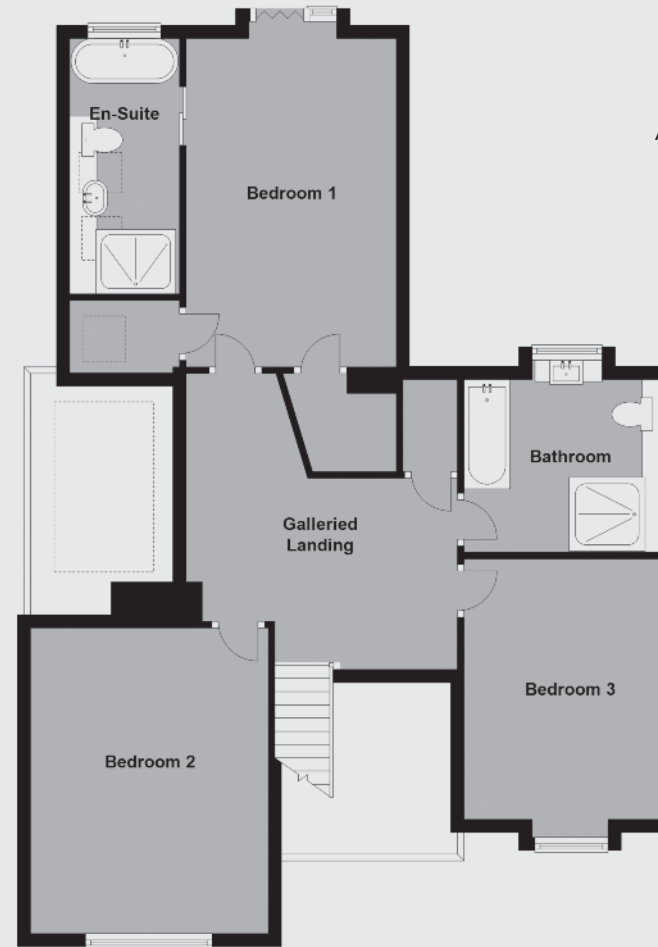
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Ground Floor
Approx. 108.2 sq. metres (1164.9 sq. feet)



First Floor
Approx. 81.4 sq. metres (875.7 sq. feet)

Total Area
Approx. 189.6 sq. metres (2040.5 sq. feet)

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