





68 MARINE PARADE, WHITSTABLE, KENT, CT5 2BB

OFFERS OVER £1,750,000

- Premier Location: Elevated position on Tankerton seafront, boasting uninterrupted, far-reaching sea views.
- Impressive Design: Edwardian-inspired proportions combined with sleek contemporary styling, offering approximately 3,379 sq ft (314 sq m) of accommodation across three floors.
- Exceptional Specification: High-end kitchen with quartz work surfaces, Bosch appliances, and an electric Aga oven.
 - Modern Comforts: Underfloor heating to ground floor and the luxurious bathrooms
- Future Potential: Includes a double garage with lapsed planning permission for conversion into an annexe.
- Well Designed Outdoor Space: Driveway for 2-3 Cars secured with electric pop up bollards, Landscaped low maintenance south facing rear garden
 - Vibrant Amenities: Moments from Tankerton Road's shops, cafes, and restaurants, with Whitstable's bustling High Street, independent boutiques, and renowned harbour less than a mile away.
- Recreation and Culture: Enjoy water sports like paddleboarding and kayaking or explore art galleries, Whitstable Castle, and the annual Whitstable Regatta on the picturesque slopes.
- Excellent Schools: Well-regarded primary and secondary schools nearby, with Canterbury offering additional educational options and cultural opportunities.
- Superb Connectivity: Easy access to London via Whitstable's frequent rail services, the High-Speed line to St Pancras, and road links to the M2/A2, Channel ports, and the Tunnel.

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ABOUT THIS HOME

A Coastal Masterpiece with Unrivalled Sea Views

68 Marine Parade occupies an elevated and enviable seafront position in Tankerton, offering uninterrupted, far-reaching coastal vistas from this highly sought-after address.

This exceptional home, built in 2016, combines Edwardian-inspired proportions with sleek, contemporary styling. Offering approximately 3,379 sq ft (314 sq m) of versatile living space across three floors, it has been meticulously designed for modern family living.

The heart of the home is the expansive open-plan kitchen, dining, and family room. Designed for sociable living, this space boasts two sets of bi-folding doors that seamlessly open onto the landscaped south-facing rear garden, creating an effortless indoor-outdoor flow. The high-end kitchen features quartz work surfaces, premium Bosch appliances, an electric Aga oven, and a stylish island, making it as functional as it is beautiful.

A large formal living room offers a more tranquil setting, complete with a log burner and three sets of sea-facing windows. Double doors allow this room to be opened further, providing the option of creating one expansive open plan space making this an ideal party house. A welcoming entrance hall, utility room and cloakroom complete this floor.

The first floor comprises three luxurious en-suite bedrooms. The principal suite is a true retreat, featuring a sea-facing balcony, log burner, walk-in wardrobe, and dressing room. The sumptuous en-suite bathroom includes a steam room shower for ultimate relaxation.

The top floor offers two further spacious bedrooms and a shared bathroom. The front bedroom is particularly notable, with a unique Velux balcony window that opens to showcase breathtaking coastal views.

The property also includes a double garage with lapsed planning permission for conversion into an annexe, offering further potential to tailor this home to your needs.





OWNERS COMMENTS

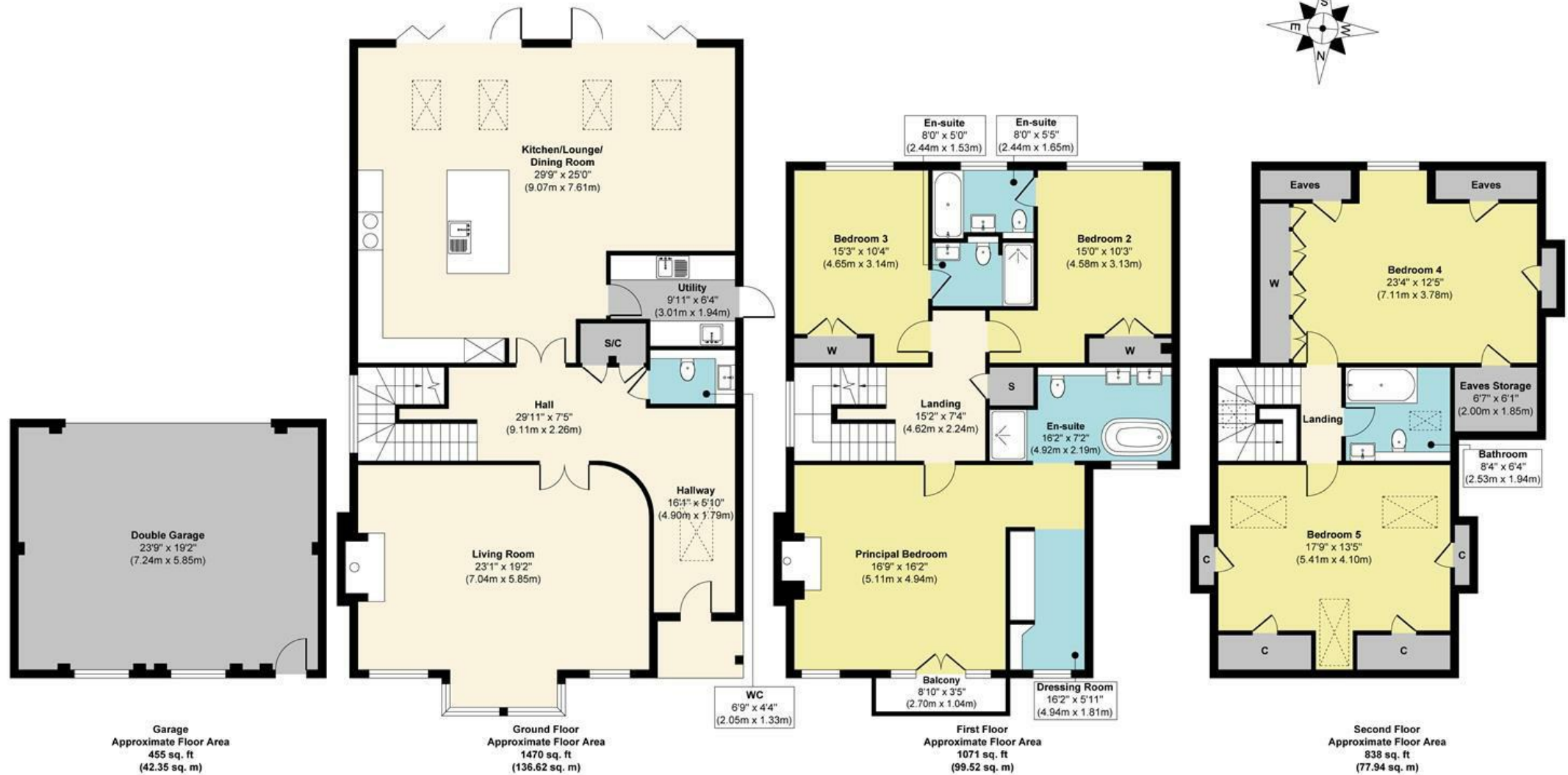
We feel very privileged to have lived in this beautiful house for seven years & waking up every morning to our sea view makes us feel as though we are on a permanent holiday.

During the summer months Tankerton Yacht Club sail their boats in the bay which is a spectacle to see, and along with the food and music festivals held on Tankerton Slopes it just adds to the uniqueness of this house and area.

Tankerton itself is a lovely little town with everything you need in the very diverse high street and so handy to be just around the corner.

We have made many special memories here & we will definitely return to make many more.





Approx. Gross Internal Floor Area 3834 sq. ft / 356.43 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

Perched on the scenic Tankerton Slopes, this property enjoys a commanding position with uninterrupted views over the bay and beyond, with pretty painted beach huts and sensational sunsets over the blue flag shingle beach this is a truly stunning location.

Just moments away, Tankerton Road provides an excellent array of local shops, cafes, and restaurants, catering to daily needs and culinary delights. Less than a mile to the west lies the vibrant town of Whitstable, celebrated for its bustling High Street adorned with a variety of independent boutiques, bars, and eateries.

The town's rich maritime heritage is evident in its working harbour and the famed Whitstable oysters.

The area boasts excellent water sports facilities with the shallow waters being ideal for paddle boarding, kayaking and windsurfing, or for if culture is more your thing you can browse the area's art galleries and visit the historic Whitstable Castle. The expansive Tankerton Slopes not only provide a perfect spot for picnics and relaxation but also host the annual Whitstable Regatta, offering family entertainment amidst stunning sea views.

Families will appreciate the selection of well-regarded primary and secondary schools in the vicinity. Additionally, the nearby city of Canterbury offers further educational institutions, along with a comprehensive range of shopping and leisure options.

Commuting is convenient, with Whitstable station offering frequent services to London Victoria in approximately 1 hour 20 minutes. The High-Speed service provides access to London St Pancras with journey times from around 1 hour 16 minutes. The nearby A299 dual carriageway links to the M2/A2, facilitating access to the broader motorway network and the Port of Dover and the Channel Tunnel.

Tankerton's unique blend of coastal charm, modern amenities, and excellent connectivity makes it a truly exceptional place to call home.





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

CONTACT US

John-Paul Rafferty FNAEA MARLA Assoc RICS
john@raffertyandpickard.co.uk

Paul Pickard MNAEA
paul@raffertyandpickard.co.uk

Lime Tree House
15 Lime Tree Walk
Sevenoaks
TN13 1YH

T: 01732 905499
E: homes@raffertyandpickard.co.uk
W: raffertyandpickard.co.uk

