



CHRISTOPHER HODGSON

Tankerton, Whitstable

Walton House, 4 Baliol Road, Tankerton, Whitstable, Kent, CT5 2EN

Freehold

Walton House is an attractive and substantial Edwardian family home enjoying a much sought after and highly convenient location. Situated equally between the shops and cafes of Whitstable's Harbour Street and Tankerton Slopes, the seafront and the train station are only 5 minutes walk away. The area has excellent local schooling options.

This charming, well presented, period home provides 2046 sq ft (190 sq m) of generously proportioned accommodation. The spacious ground floor is arranged to provide an entrance hall, sitting room, family room with patio access, an exceptional bright and airy kitchen/dining room, utility, cloakroom and integrated garage with development potential (subject to obtaining all necessary consents and approvals). To the first floor there are four bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

The established South West facing garden is thoughtfully planted with shrubs and mature fruit trees, and features a protected, sunny paved terrace which is ideal for outside entertaining. A shingled driveway to the front of the house provides an area of off-street parking with access to the integral garage and a side gate entrance to the garden. Walton House has no onward chain.

Location

Baliol Road is a much sought after road on the border of Tankerton and Whitstable, conveniently positioned for access to local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable station (0.4 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to

Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

Accommodation

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 18'8" x 8'9" (5.69m x 2.67m)
- Sitting Room 12'0" x 11'11" (3.66m x 3.63m)
- Family Room 12'10" x 11'5" (3.90m x 3.49m)
- Kitchen/Dining Room 22'4" x 18'5" (6.80m x 5.62m)
- Utility Room 11'4" x 7'0" (3.45m x 2.13m)
- Cloakroom 8'9" x 3'8" (2.67m x 1.12m)

FIRST FLOOR

- Bedroom 1 12'7" x 12'6" (3.84m x 3.81m)

- En-Suite Shower Room 8'9" x 6'3" (2.67m x 1.91m)
- Bedroom 2 12'0" x 12'0" (3.65m x 3.67m)
- Bedroom 3 12'10" x 11'5" (3.91m x 3.47m)
- Bedroom 4 9'7" x 8'6" (2.92m x 2.58m)
- Bathroom 11'7" x 8'11" (3.53m x 2.72m)

OUTSIDE

- Garage 15'1" x 8'7" (4.60m x 2.62m)
- Garden 56' x 37' (17.07m x 11.28m)

Video Tour Available

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









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

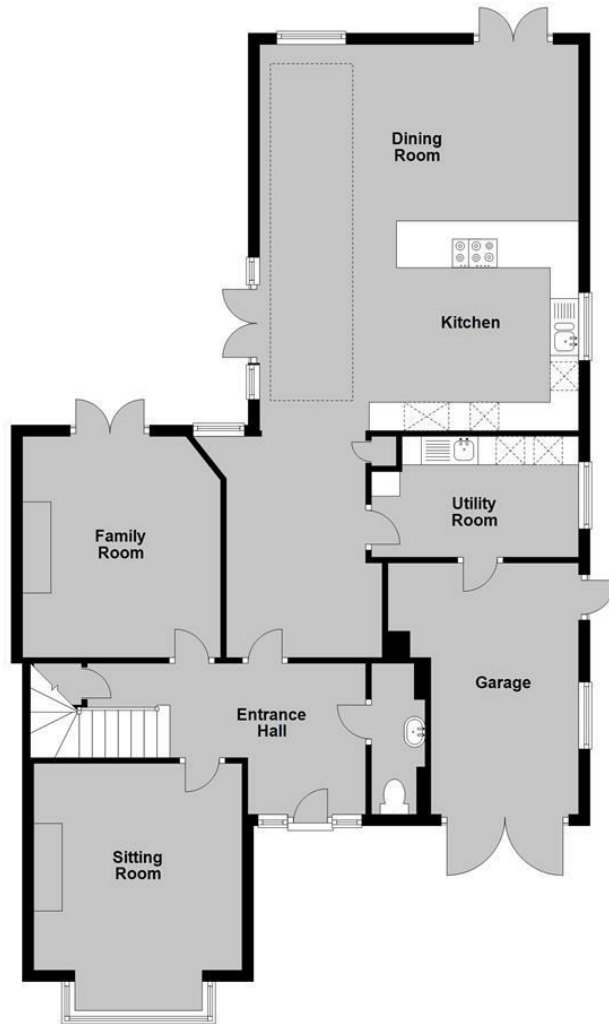
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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Ground Floor

Approx. 114.4 sq. metres (1231.8 sq. feet)



First Floor

Approx. 75.7 sq. metres (814.4 sq. feet)



Total area: approx. 190.1 sq. metres (2046.1 sq. feet)





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