

CHRISTOPHER HODGSON



Tankerton, Whitstable

£499,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Tankerton, Whitstable

47 Princess Road, Tankerton, Whitstable, Kent, CT5 2QF

An extended and smartly presented semi-detached bungalow enjoying a peaceful setting 500 metres from Tankerton Slopes and pebble beach, and within close proximity to local shops, amenities, bus routes and Chestfield & Swalecliffe Station (0.3 miles).

The accommodation has been refurbished in contemporary style throughout and is arranged to provide an entrance hall, open-plan kitchen/living/dining room with wood burning stove and doors opening to the garden. In addition, there are two double bedrooms, a

study/third bedroom and a stylish family bathroom. The principal bedroom benefits from an en-suite shower room.

The low maintenance rear garden extends to 45ft (13m) and incorporates a garden studio with a shower room. A driveway to the front of the property provides an area of off street parking.



LOCATION

Princess Close is a desirable cul-de-sac, situated in a much sought after location, conveniently positioned for access to Tankerton. The property is within close proximity to Tankerton slopes, seafront, local shops, JoJo's restaurants, bus routes and other amenities. Chestfield and Swalecliffe mainline railway station is just half a mile distant and offers frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The popular town of Whitstable is less than 1.6 miles 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 (taken at maximum points) are:

- Entrance Hall 13'1" x 6'11" (3.99m x 2.11m)
- Living/Dining Room 24'1" x 9'5" (7.34m x 2.87m)
- Kitchen 11'5" x 8'10" (3.48m x 2.69m)

- Bedroom 1 10'6" x 11'5" (3.20m x 3.48m)
- En-Suite Shower Room 7'10" x 2'11" (2.39m x 0.89m)
- Bedroom 2 11'10" x 10'11" (3.60m x 3.33m)
- Bedroom 3 8'10" x 7'10" (2.70m x 2.40m)
- Bathroom 6'11" x 5'10" (2.11m x 1.78m)

OUTSIDE

- Garden Studio 13'11" x 6'11" (4.23m x 2.11m)
- Shower Room 6'11" x 4'5" (2.11m x 1.35m)
- Garden 45' x 34' (13.72m x 10.36m)

VIDEO TOUR

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





Ground Floor
Main area: approx. 75.6 sq. metres (814.2 sq. feet)
Plus outbuildings, approx. 12.0 sq. metres (129.0 sq. feet)



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Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53.

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Energy Efficiency Rating		Current	Potential
Energy efficiency - meter reading code	Band A		
Energy efficiency - meter reading code	Band B		
Energy efficiency - meter reading code	Band C	71	86
Energy efficiency - meter reading code	Band D		
Energy efficiency - meter reading code	Band E		
Energy efficiency - meter reading code	Band F		
Energy efficiency - meter reading code	Band G		
England & Wales		ET 2019/24	2020/21/EC

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