



CHRISTOPHER HODGSON

Tankerton, Whitstable

62 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AF

Freehold

A substantial, recently remodelled family home enviably positioned in a prime location within central Tankerton, moments from the beach and a short walk to Whitstable's fashionable town centre with it's highly regarded restaurants and independent shops. Whitstable mainline station is less than one mile distant.

The South facing rear garden has been expertly landscaped, extending to 70 ft (21 m) and incorporating a natural stone terrace and covered seating area. A large integral garage and shingled driveway provide off road parking for a number of vehicles

Having undergone a major programme of extension and refurbishment, this exceptional home now totals 3023sq ft (281sq m) of beautifully presented and elegantly proportioned accommodation, arranged over three floors. The ground floor comprises a generous entrance hall with galleried landing, a sitting room with wood burning stove, a superb kitchen/dining room open-plan to family room with floor to ceiling casement doors opening to the garden, a utility room, study, garden room (currently utilised as a gym) and a cloakroom. To the upper floors there are five double bedrooms and four bathrooms, including the master bedroom suite with en-suite bathroom and dressing room.

Location

Tankerton Road is a much sought after road, conveniently positioned for access to both Whitstable and Tankerton, local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) 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
- Sitting Room 13'11" x 12'4" (4.23m x 3.76m)
- Kitchen/Breakfast/Family Room 29'6" x 27'1" (8.99m x 8.26m)
- Utility/Boot Room 16'7" x 6'11" (5.05m x 2.12m)
- Study 13'7" x 11'3" (4.14m x 3.43m)
- Garden Room/Gym 16'1" x 8'2" (4.90m x 2.49m)
- Cloakroom

FIRST FLOOR

- Master Bedroom 13'0" x 11'7" (3.96m x 3.53m)
- Dressing Room 10'0" x 7'11" (3.05m x 2.41m)
- En-Suite Bathroom
- Bedroom 2 12'0" x 10'2" (3.66m x 3.10m)
- En-Suite Shower Room
- Bedroom 3 11'1" x 9'6" (3.38m x 2.90m)
- En-Suite Shower Room

SECOND FLOOR

- Bedroom 4 12'7" x 12'5" (3.84m x 3.78m)
- Bedroom 5 12'5" x 12'1" (3.79m x 3.68m)
- Bathroom

OUTSIDE





• Integral Garage 17'4" x 16'4" (5.28m x 4.98m)

• Rear Garden 70' x 61' (21.34m x 18.59m)

Specification

Kitchen:

Integrated appliances consisting of:-

- Fridge/freezer x 2
- Double oven
- Five ring induction hob
- Extractor unit
- Dishwasher
- Wine cooler

Quartz worktops

Central island with breakfast table

Bathrooms:

Quality sanitary ware

WC's

Wall hung wash basins with mixer taps

Wall hung double washbasin (master en-suite)

Shower cubicles inset into tiled surround with Rainfall shower and handheld attachment

Free standing bath with mixer tap (bathrooms only)

Extractor fans

Heater towel rails

Travertine tiled flooring

Ceramic floor tiles to utility room

General:

Grey aluminium powder coated windows with

self-cleaning and solar reflective glazing

Composite front door

Engineered oak flooring to ground floor (excluding utility room)

Underfloor heating to ground floor (zone controlled)

Worcester Bosch gas fired boiler with hot water cylinder and pressurised system

Wood burning stove to sitting room and family room

Zone controlled lighting throughout

Solid wood internal doors

Timber and glazed balustrades

Brushed stainless steel socket plates and switches

Fitted storage to dressing room

Fitted desk and bookcase to study

Security alarm (monitored and remotely operated)

Smoke alarm

Cat 5 cabling throughout

Intercom system (ready to be connected to external gate)

External:

Landscaped rear garden

Natural stone terrace

Contemporary horizontal fencing to front and rear seating area

White monocouche rendered elevations

Cedar clad soffits inset with downlighting

Electric roller door to garage

Loft storage to garage

Shingled driveway













Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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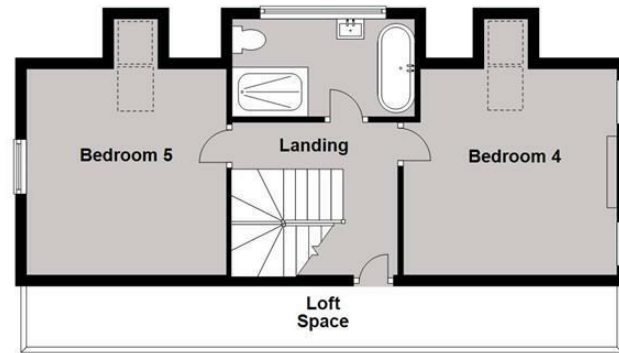
Ground Floor
Approx. 155.3 sq. metres (1672.1 sq. feet)



First Floor
Approx. 80.0 sq. metres (861.2 sq. feet)



Second Floor
Approx. 45.5 sq. metres (489.4 sq. feet)



Total area: approx. 280.8 sq. metres (3022.7 sq. feet)





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