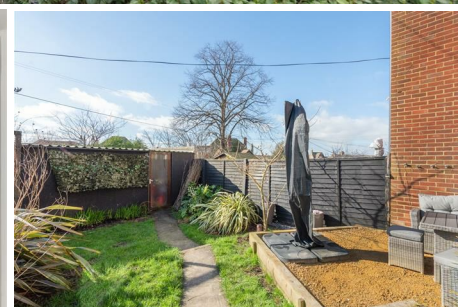


CHRISTOPHER HODGSON



Tankerton, Whitstable
£285,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Flat 1, 30 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AB

A beautifully presented ground floor garden flat, ideally situated within central Tankerton, moments from the beach and a short walk to Whitstable's fashionable town centre with its highly regarded restaurants and independent shops, bus routes and Whitstable Station (0.6 miles).

The bright, spacious and generously proportioned and smartly presented accommodation is arranged to provide

a living room with casement doors opening to the garden, two bedrooms, a dressing room/study, a contemporary kitchen and a stylish shower room.

The property also benefits from a delightful South facing garden which extends to 32ft (9.7m) and a garage provides off road parking, accessed via Northwood Road. No onward chain.



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

- Communal Hall
- Living Room 14'9" x 12'4" (4.50m x 3.76m)
- Kitchen 12'3" x 10'7" (3.73m x 3.23m)
- Bedroom 1 14'8" x 9'6" (4.47m x 2.90m)
- Bedroom 2 9'8" x 8'5" (2.95m x 2.57m)
- En-Suite Shower Room 9'2" x 5'2" (2.79m x 1.57m)
- Study 12'5" x 6'1" (3.78m x 1.85m)

OUTSIDE

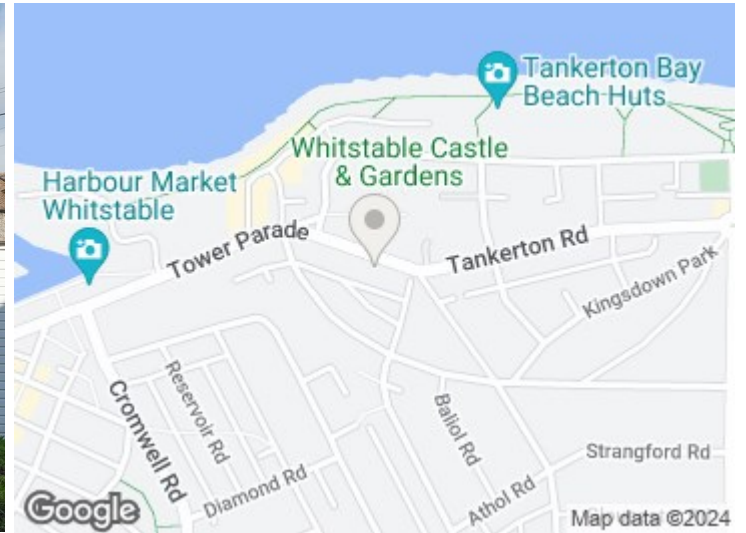
- Garden 32' x 20' (9.75m x 6.10m)
- Garage 15'9" x 8'2" (4.80m x 2.49m)

Lease

The property is being sold with the remainder of a 125 year lease granted on 31st October 2008 (subject to confirmation from vendor's solicitor).

Ground Rent

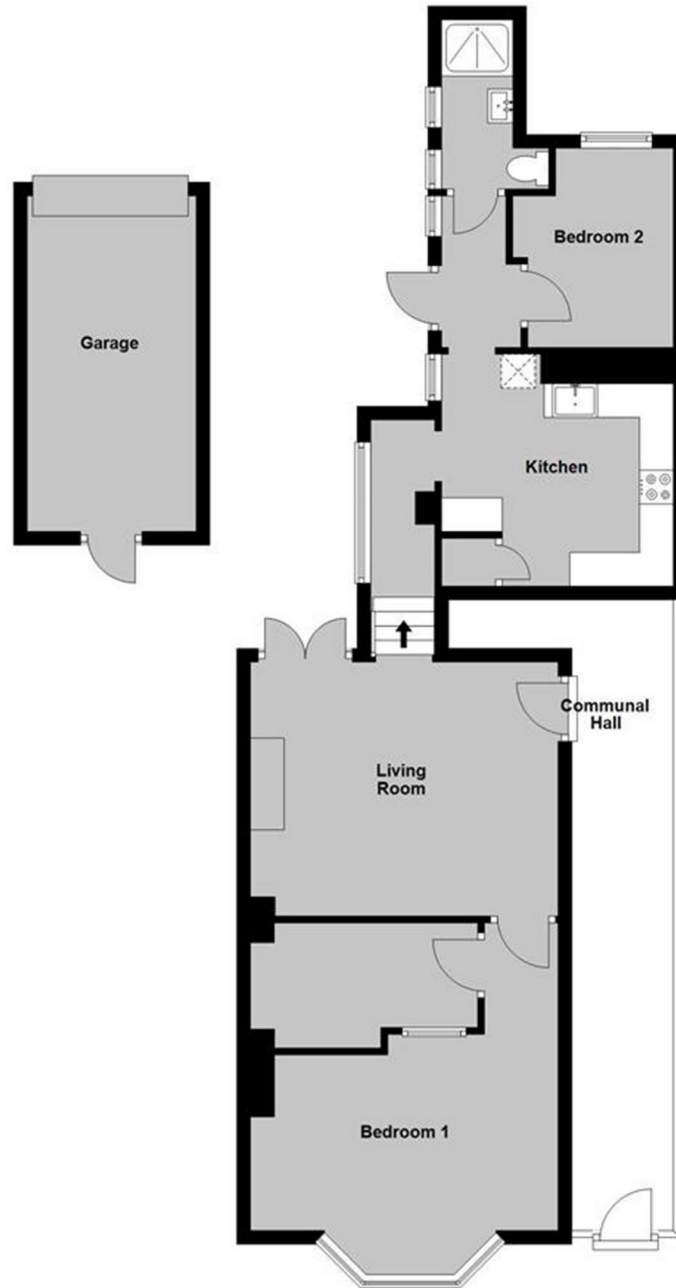
We have been advised that the Ground Rent for 2023/2024 will be £100.00 per annum (subject to confirmation from vendor's solicitor).





Ground Floor

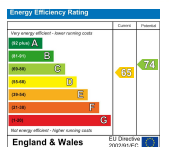
Main area: approx. 66.3 sq. metres (713.9 sq. feet)
Plus garages, approx. 12.0 sq. metres (129.2 sq. feet)



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Council Tax Band A. The amount payable under tax band A for the year 2023/2024 is £1,398.40

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