



CHRISTOPHER HODGSON

# Tankerton, Whitstable

## *Red Sands, 14 Marine Crescent, Tankerton, Whitstable, Kent, CT5 2QL*

Freehold

'Red Sands' is an exceptional family home in a prime position on Tankerton seafront, from where it commands far-reaching views over Whitstable Bay and towards the Isle of Sheppey beyond. The house is conveniently positioned moments from the beach and within close proximity of shops and amenities, bus routes, and mainline train station (0.6 miles).

This bright, contemporary property has been created following a significant programme of remodelling by the architect owner, with extensions to the side and rear on two levels, and generous glazing to make the most of the sea views.

The house now provides luxuriously appointed, largely open-plan living space, presented in enviable style throughout. The interior features bespoke joinery and finishes include exposed concrete blocks, oak ply and terrazzo floor tiles. An air source heat pump helps to reduce running costs.

The generous and flexible accommodation is arranged to provide an entrance hall opening to a large open-plan living room which overlooks the South facing garden and incorporates a bespoke kitchen, a study area leading to a sea facing sitting room with wood-burning stove, and away from the main living space there is a guest bedroom with en-suite shower room, and a utility room. To the first floor there are three double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom, which has superb sea views.

The thoughtfully landscaped garden extends to 68ft (20.7m) and incorporates a studio, a raised decked seating area, a barbeque station beneath a timber pergola, and a vegetable garden. The front garden is planted to reflect its coastal setting, and a driveway provides off street parking for several vehicles.

### LOCATION

Marine Crescent is amongst the most desirable locations in the area and is well situated for access to a wide range of amenities at Tankerton including restaurants, shops, excellent schools, sailing club, post office and other services. Whitstable (1.6 miles distant) offers a wealth of individual shops, cafes and restaurants, as well as a working harbour. Educational, recreational and leisure amenities including water sports are plentiful. Chestfield and Swalecliffe station (0.6 of a mile distant) and Whitstable station (1.5 miles distant) provide frequent services to London (Victoria approximately 80 minutes from Whitstable) with high speed links to London St Pancras (approximately 73 minutes from Whitstable). The A299 is also easily accessible linking with the A2/M2 providing access to the channel ports and subsequent motorway network. Canterbury, approximately 7 miles distant, offers a comprehensive range of shopping, leisure and further educational facilities.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall 16'8" x 3'9" (5.08m x 1.14m)
- Living Room/ Kitchen 24'11" x 23'9" (7.59m x 7.24m)
- Utility Room 9'11" x 8'4" (3.02m x 2.54m)
- Sitting Room 11'0" x 10'8" (3.36m x 3.24m)
- Study Area
- Bedroom 4 10'8" x 9'11" (3.26m x 3.03m)
- En-Suite Shower Room

### FIRST FLOOR

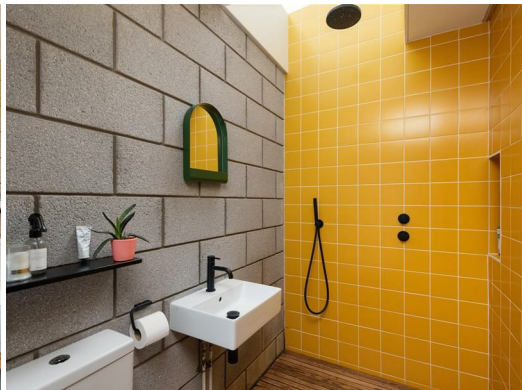
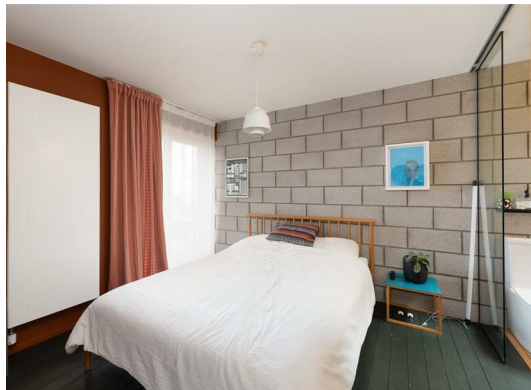
- Bedroom 1 21'2" x 12'6" (6.45m x 3.81m)
- En-Suite Shower Room
- Bedroom 2 12' x 10'" (3.66m x 3.05m)
- Mezzanine Storage Area
- Bedroom 3 11'3" x 9'2" (3.43m x 2.79m)

### OUTSIDE

- Studio 19'0" x 7'6" (5.80m x 2.31m)
- Shed 7'11" x 7'7" (2.41m x 2.31m)
- Garden 68' x 31' (20.73m x 9.45m)









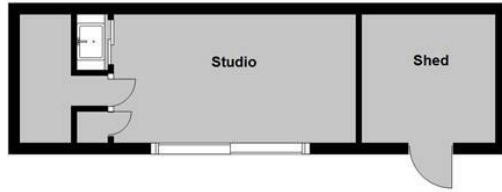
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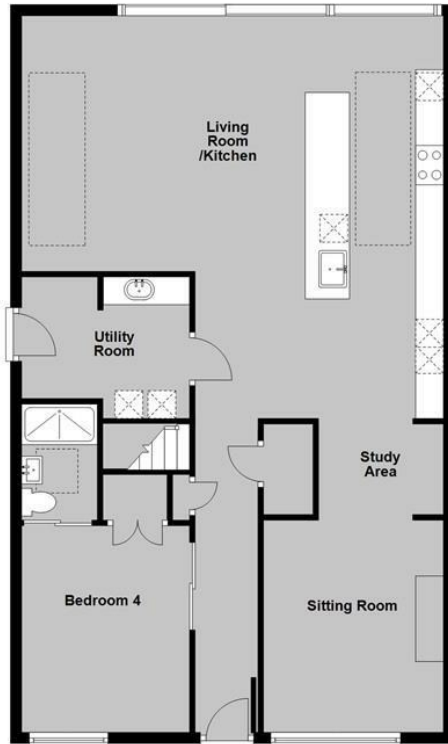
### ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

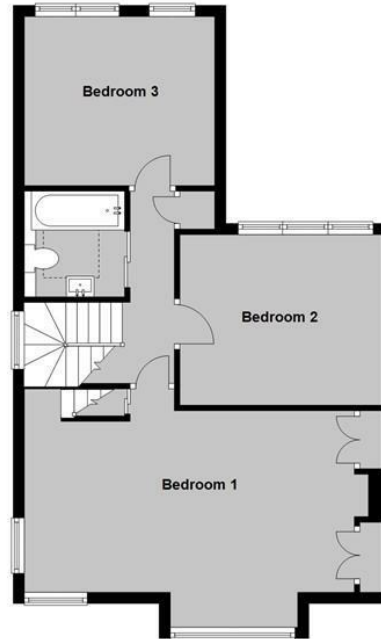
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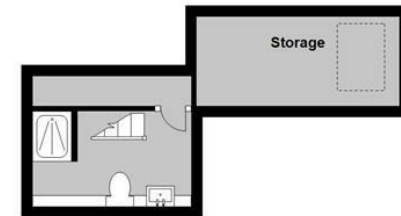
**Ground Floor**  
Approx. 96.2 sq. metres (1034.9 sq. feet)



**First Floor**  
Approx. 54.5 sq. metres (586.5 sq. feet)



**Mezzanine**  
Approx. 12.6 sq. metres (135.8 sq. feet)



Total area: approx. 163.3 sq. metres (1757.3 sq. feet)





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