

CHRISTOPHER HODGSON



Tankerton, Whitstable
£450,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Tankerton, Whitstable

124 Queens Road, Tankerton, Whitstable, Kent, CT5 2JL

A spacious and smartly presented semi-detached bungalow in a highly desirable Tankerton location, less than half a mile from the seafront and within close proximity of shops and amenities, highly regarded schools, bus routes and Whitstable station (0.7 miles).

The generously proportioned accommodation has been much improved by the current owners and is arranged to provide an entrance hall, sitting room, contemporary kitchen, a large conservatory extension with doors opening to the garden, two bedrooms and a modern shower room. Photovoltaic solar panels contribute

towards the electricity supply and help to reduce running costs.

There is considerable scope to further extend the existing accommodation and potential for a loft conversion (subject to all necessary consents and approvals being obtained).

Outside, the delightful South facing garden extends to 64ft (19.5m) and off street parking is provided via a driveway to the front of the property and a detached garage at the rear of the garden.



LOCATION

Queens Road is a highly desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable (0.5 miles distant) provides frequent services to London (Victoria approximately 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements are:

GROUND FLOOR

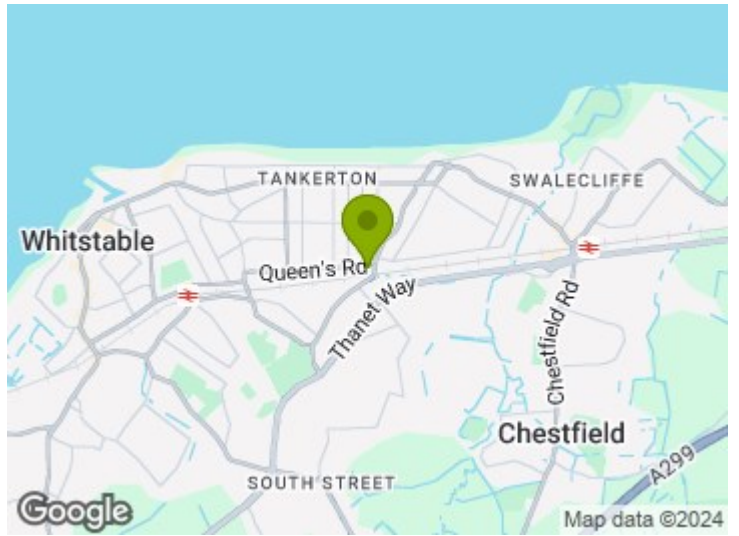
- Entrance Porch
- Entrance Hall 10'2" x 4'11" (3.10m x 1.50m)
- Sitting Room 10'2" x 7'3" (3.10m x 2.21m)
- Kitchen 10'2" x 10'1" (3.10m x 3.07m)
- Conservatory 19' x 12'2" (5.79m x 3.71m)
- Bedroom 1 14'2" x 12'5" (4.32m x 3.78m)
- Bedroom 2 12'5" x 12' (3.78m x 3.66m)
- Shower Room 6'8" x 5'5" (2.03m x 1.65m)
- Loft 34'7 x 17'1 (10.54m x 5.21m)

OUTSIDE

- Garden 64' x 29' (19.51m x 8.84m)
- Detached Garage 19'11" x 9'6" (6.07m x 2.90m)
Located to the rear of the garden and accessed via a 10ft right of way from Queens Road.

Solar Energy

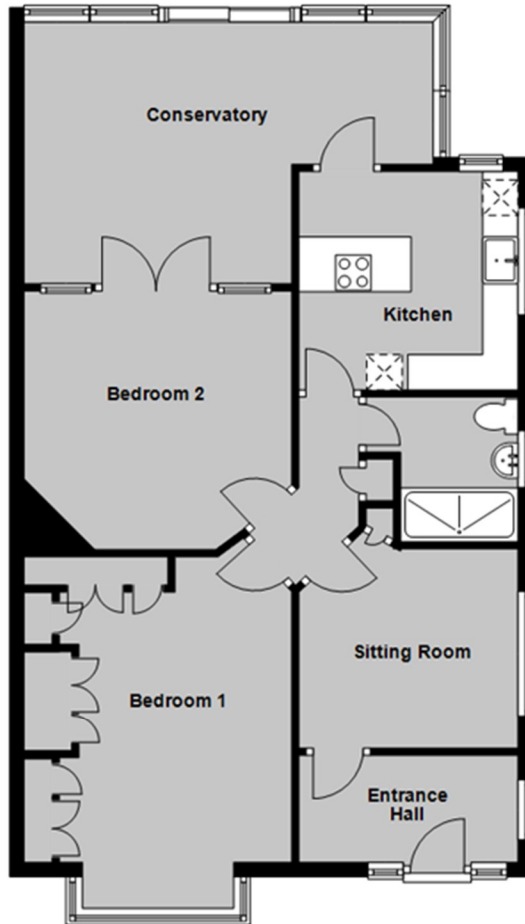
Photovoltaic solar panels contribute towards the electricity supply and help to reduce running costs.





Ground Floor

Main area: approx. 81.1 sq. metres (872.5 sq. feet)
Plus garages, approx. 17.6 sq. metres (189.7 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 |
| A | B |
| 85 | 89 |
| <small>Energy Efficiency Rating (EPC) scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-54), G (1-20)</small> | |
| <small>England & Wales EPC Directive 2002/91/EC</small> | |

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