



CHRISTOPHER HODGSON

Tankerton, Whitstable

59 Castle Road, Tankerton, Whitstable, Kent, CT5 2ED

Freehold

A significantly extended family home situated in an elevated position within central Tankerton, within short walking distance of the beach, shops and amenities, cafés and restaurants, schooling options, bus routes, and Whitstable station which is only 400 metres distant.

The spacious and beautifully presented accommodation is arranged to provide an entrance porch., entrance hall, sitting room, drawing room, study, open-plan kitchen/dining room, a utility room, and a cloakroom. The first floor comprises four double bedrooms and two bathrooms.

Planning approval has been granted under reference CA/21/01478 for further extensions to the front elevation, together with a juliet balcony.

The beautifully landscaped garden incorporates two seating areas which are ideal for outside entertaining. To the front of the property a driveway provides off street parking for a number of vehicles.

LOCATION

Castle Road is amongst the most sought after addresses in central Tankerton, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway station is 0.4 miles distant, with high speed Javelin services to London (St Pancras) with a journey time of approximately 73 minutes. The service to London (Victoria) is approximately 80 minutes. Central Whitstable is approximately 0.8 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and 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:

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 14'1" x 12'2" (4.28m x 3.70m)
- Dining Room 14'6" x 12'0" (4.42m x 3.67m)
- Kitchen 13'0" x 9'3" (3.97m x 2.81m)
- Study 8'11" x 6'9" (2.72m x 2.06m)
- Drawing Room 14'1" x 13'3" (4.30m x 4.03m)
- Utility Room 14'1" x 5'11" (4.30m x 1.80m)

FIRST FLOOR

- Bedroom 1 14'0" x 10'9" (4.27m x 3.30m)
- Bedroom 2 14'0" x 10'2" (4.27m x 3.10m)
- Bedroom 3 12'1" x 11'5" (3.70m x 3.50m)
- Bedroom 4 11'1" x 8'5" (3.38m x 2.58m)
- Shower Room 10'9" x 5'6" (3.28m x 1.70m)
- Bathroom 11'2" x 6'8" (3.42m x 2.05m)

OUTSIDE

- Garden

VIDEO TOUR

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









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

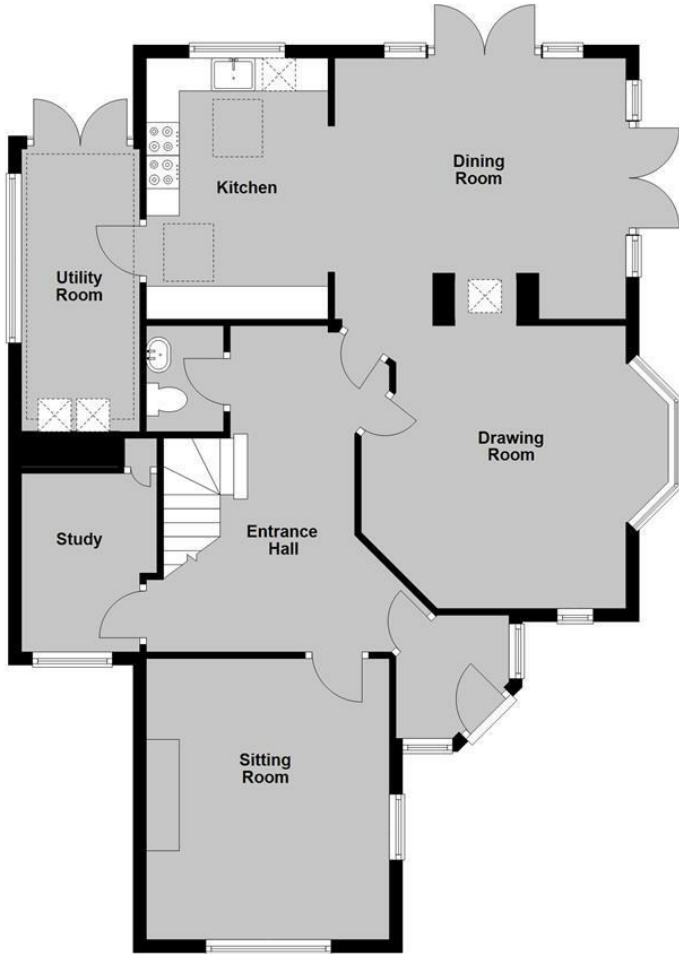
Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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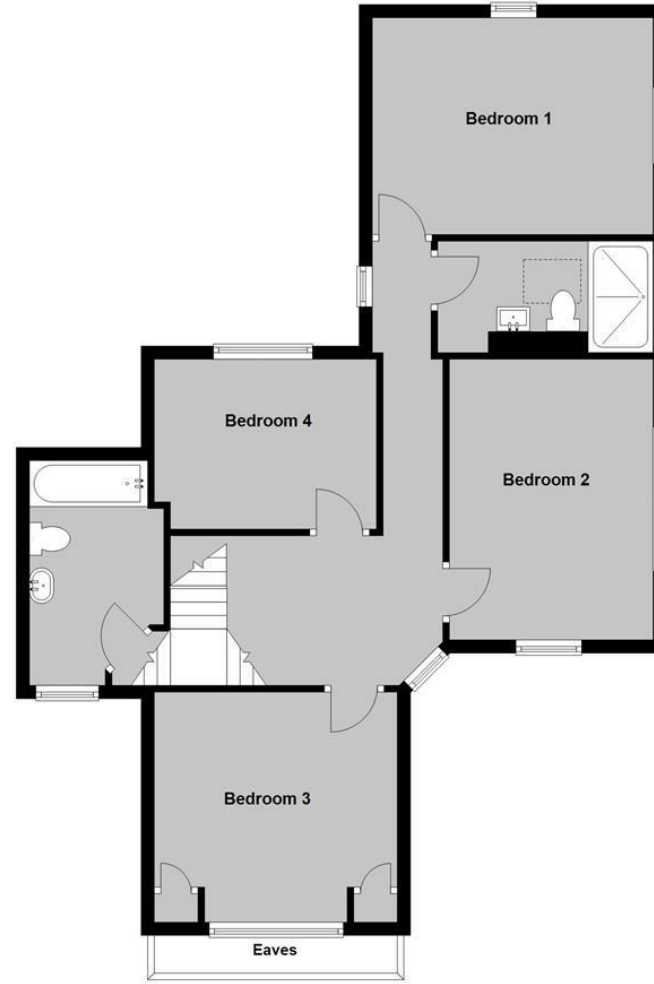
Ground Floor

Approx. 96.9 sq. metres (1043.1 sq. feet)



First Floor

Approx. 77.2 sq. metres (831.3 sq. feet)



Total area: approx. 174.1 sq. metres (1874.4 sq. feet)





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