

CHRISTOPHER HODGSON



**Tankerton, Whitstable**

**£750,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

---

# Tankerton, Whitstable

*35 Bennells Avenue, Tankerton, Whitstable, Kent, CT5 2HL*

A superb 1930's detached family home situated in a much sought after location within central Tankerton, a short stroll from Tankerton Slopes and seafront and within close proximity of shops and amenities on Tankerton Road. Whitstable station is less than a mile distant.

The house has been thoughtfully extended and remodelled to provide beautifully presented accommodation throughout and is arranged on the ground floor to provide a spacious entrance hall, a generously proportioned sitting room with wood burning

stove open-plan to a dining room, a contemporary kitchen/breakfast room with casement doors opening to the garden, a utility room and cloakroom. The first floor comprises three bedrooms and a smartly fitted bathroom.

The rear garden enjoys a South Easterly aspect and extends to 45ft (13m), and incorporates a garden studio which would suit a variety of uses. To the front of the house a shingled driveway provides off road parking for several vehicles.



## LOCATION

Bennells Avenue is situated in a much sought after Tankerton location, conveniently positioned for access to both Tankerton high street and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The popular town of Whitstable is approximately 1.4 miles 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

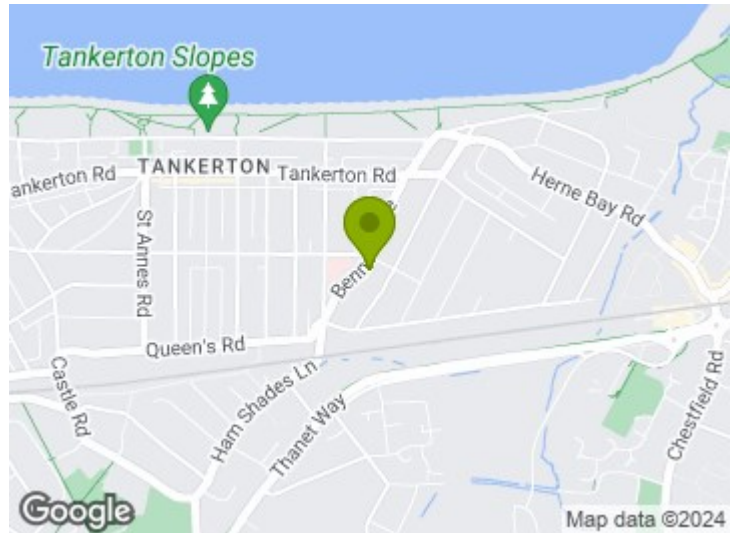
The accommodation and approximate measurements (taken at maximum points) are:

## GROUND FLOOR

- Entrance Hall 14'3" x 6'4" (4.36m x 1.95m)
- Sitting Room 12'11" x 11'10" (3.94m x 3.61m)
- Dining Room 11'10" x 10'10" (3.61m x 3.32m)
- Kitchen/Breakfast Room 19'8" x 10'11" (5.99m x 3.33m)
- Utility Room 8'5" x 4'9" (2.57m x 1.45m )
- Cloakroom 6'0" x 4'3" (1.83m x 1.30m)

## FIRST FLOOR

- Bedroom 1 12'11" x 11'10" (3.94m x 3.61m)
- Bedroom 2 11'10" x 10'10" (3.63m x 3.32m)
- Bedroom 3 7'11" x 6'4" (2.42m x 1.95m)
- Bathroom 8'8" x 8'0" (2.65m x 2.46m)

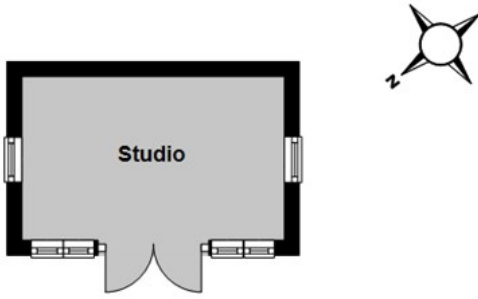


#### OUTSIDE

- Garden 45' x 27' (13.72m x 8.23m)
- Studio 11'6" x 7'2" (3.51m x 2.18m)

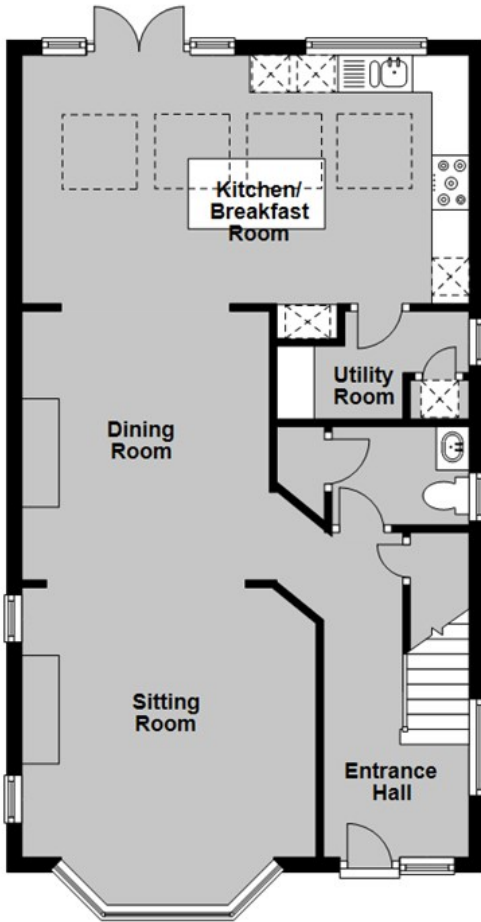
#### VIDEO TOUR

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



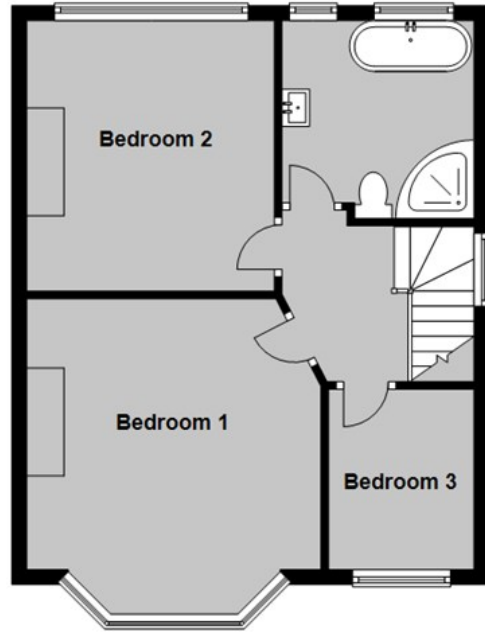
**Ground Floor**

Main area: approx. 65.1 sq. metres (700.3 sq. feet)  
Plus outbuildings, approx. 7.7 sq. metres (83.3 sq. feet)



**First Floor**

Approx. 44.7 sq. metres (481.0 sq. feet)



Main area: Approx. 109.7 sq. metres (1181.3 sq. feet)  
Plus outbuildings, approx. 7.7 sq. metres (83.3 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77**

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Target
Most energy efficient (lowest rating point)	A		
	B		
	C		
	D		
	E		
	F		
Least energy efficient (highest rating point)	G		

Energy Efficiency Rating: 83

England & Wales

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

