

CHRISTOPHER HODGSON



Tankerton, Whitstable

£425,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

19 Baddlesmere Road, Tankerton, Whitstable, Kent, CT5 2LD

A spacious 1930s semi-detached bungalow enjoying a much sought after position in central Tankerton. The property is situated in a convenient location, moments from shops and amenities, Tankerton Slopes and seafront (350 metres) and a short stroll to Whitstable station (0.8 miles).

The generously proportioned accommodation is arranged to provide an entrance hall, sitting room with doors opening to the garden, a kitchen/dining room, utility room, two double bedrooms, and a shower room. The property would now benefit from a programme of updating and

improvement throughout, and there is considerable scope to extend and remodel the existing accommodation (subject to all necessary consents and approvals being obtained).

The West facing rear garden extends to 84ft (25m) and incorporates a paved terrace. There is potential to create off street parking to the front of the property (subject to all necessary consents and approvals being obtained). No onward chain.



LOCATION

Baddlesmere Road is situated in a much sought after central Tankerton location, 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 offers 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. Whitstable is approximately 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, working 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:

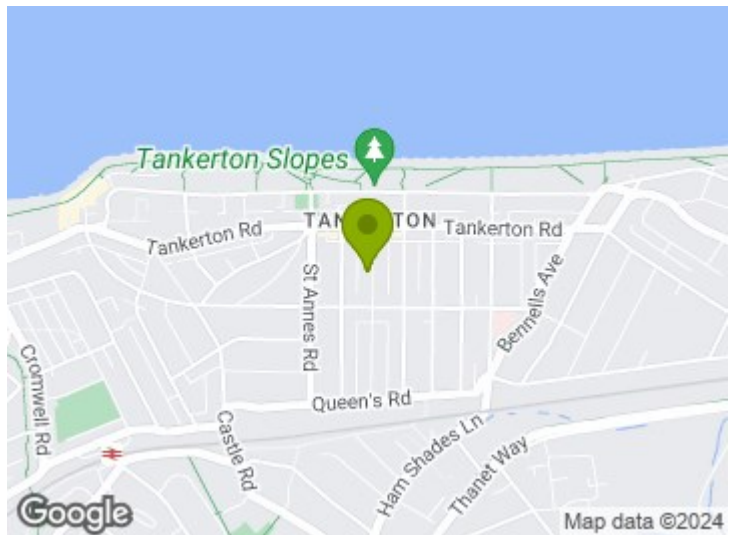
GROUND FLOOR

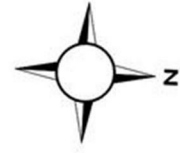
- Entrance Hall 15'9" x 5'5" (4.80m x 1.65m)

- Sitting Room 18'8" x 11'11" (5.69m x 3.63m)
- Kitchen/ Dining Room 11'5" x 11'11" (3.48m x 3.63m)
- Utility Room 5'3" x 4'3" (1.60m x 1.30m)
- Bedroom 1 14'10" x 12'5" (4.52m x 3.78m)
- Bedroom 2 11'11" x 9'11" (3.63m x 3.02m)
- Bathroom 8'1" x 5'5" (2.46m x 1.65m)

OUTSIDE

- Garden 84' x 38' (25.60m x 11.58m)





Ground Floor

Approx. 82.9 sq. metres (892.3 sq. feet)



Total area: approx. 82.9 sq. metres (892.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,952.69

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Energy Efficiency Rating	
Current	Potential
A	B
85	92
Energy Efficiency Rating Legend	
A	B
C	D
E	F
G	H

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

