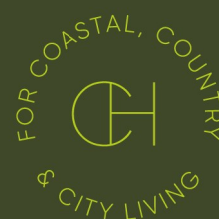


CHRISTOPHER HODGSON



Tankerton, Whitstable

£599,950 Freehold



Tankerton, Whitstable

64 St. Swithins Road, Tankerton, Whitstable, Kent, CT5 2HZ

An opportunity to acquire a detached 1960's house in a highly desirable location less than 500 metres from Tankerton slopes and seafront, and within close proximity of shops, cafés, restaurants, bus routes, schooling options, and Whitstable station (1 mile).

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, sitting room, kitchen/dining room, conservatory, and a cloakroom. To the first floor there are three bedrooms and a bathroom.

There is considerable scope to extend and remodel the existing accommodation to create a larger family home (subject to all necessary consents and approvals being obtained).

Outside, the rear garden is a particularly attractive feature of the property, extending to 71ft (21m), and a smartly block paved driveway to the front of the house provides off street parking for a number of vehicles and access to a detached garage with electronically operated roller door. No onward chain.



LOCATION

St Swithins Road is situated in a much sought after Tankerton location, conveniently positioned for access to Whitstable. The property is within close proximity to Tankerton slopes, seafront, local 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. The popular town of Whitstable is less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, 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 17'8" x 6'7" (5.38m x 2.01m)
- Sitting Room 20'8" x 11'11" (6.30m x 3.63m)

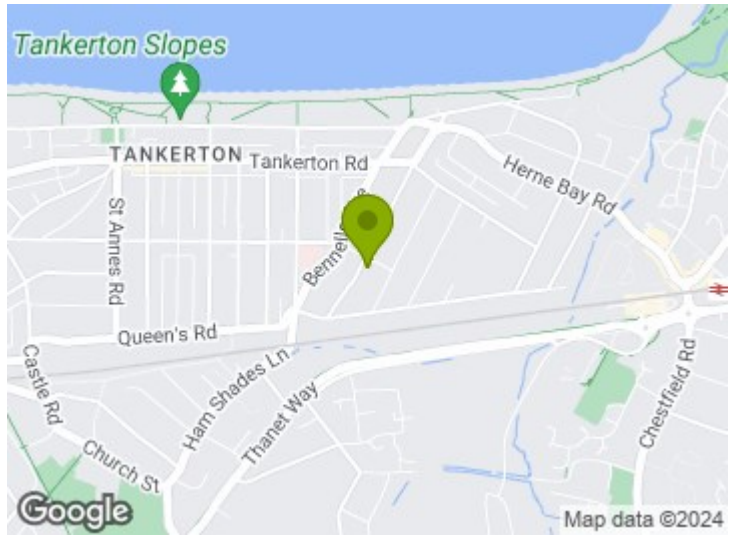
- Dining Room 13'11" x 10'5" (4.24m x 3.18m)
- Kitchen 11'1" x 8'2" (3.38m x 2.49m)
- Conservatory 11'2" x 9'2" (3.40m x 2.79m)
- Cloakroom 6'2" x 2'11" (1.88m x 0.89m)

FIRST FLOOR

- Bedroom 1 16'4" x 10'9" (4.98m x 3.28m)
- Bedroom 2 12'7" x 10'8" (3.84m x 3.25m)
- Bedroom 3 12'1" x 9'8" (3.68m x 2.95m)
- Bathroom 9'8" x 8'2" (2.95m x 2.49m)

OUTSIDE

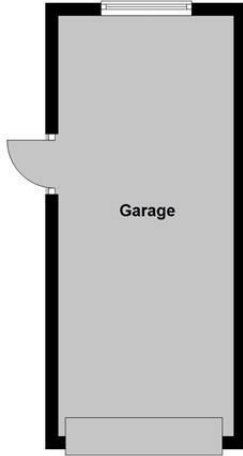
- Garden 71' x 43' (21.64m x 13.11m)
- Garage 22' x 9'2" (6.71m x 2.79m)



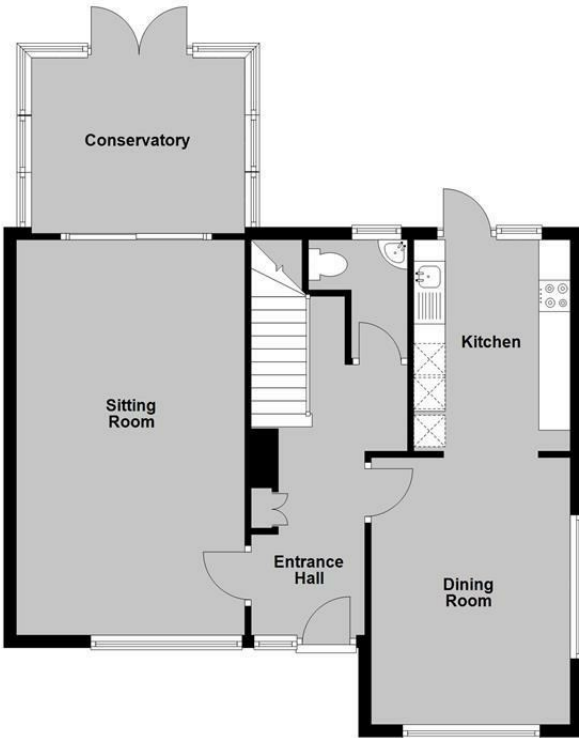


Ground Floor

Main area: approx. 69.9 sq. metres (752.6 sq. feet)
Plus garages, approx. 18.8 sq. metres (201.9 sq. feet)

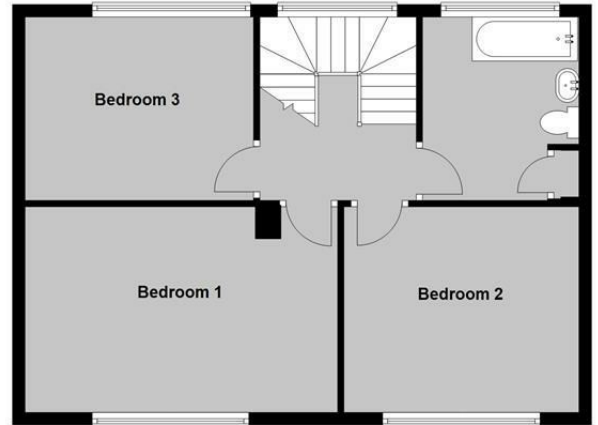


Garage



First Floor

Approx. 56.2 sq. metres (604.6 sq. feet)

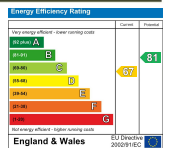


Main area: Approx. 126.1 sq. metres (1357.3 sq. feet)

Plus garages, approx. 18.8 sq. metres (201.9 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2024/2025 is £2,684.94

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