

CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**£350,000** Freehold



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# Tankerton, Whitstable

*46 Princess Road, Tankerton, Whitstable, Kent, CT5 2QF*

A spacious semi-detached bungalow enjoying a peaceful setting only 450 metres from Tankerton slopes and pebble beach, and within close proximity to shops, amenities and bus routes. Chestfield & Swalecliffe station is less than half a mile distant.

The comfortably proportioned accommodation is arranged to provide an entrance porch, entrance hall, sitting room, conservatory, kitchen, two double bedrooms and a bathroom. The property would now benefit from a degree of modernisation.

The South Westerly facing rear garden extends to 57ft (17.4m) and is a particularly attractive feature of the property. There is potential to provide off street parking (subject to obtaining all necessary consents and approvals). No onward chain.



## LOCATION

Princess Road is a popular and convenient residential location within close proximity to Tankerton slopes, seafront, local shops, JoJo's restaurants, bus routes and other amenities. Chestfield and Swalecliffe mainline railway station is just half a mile distant and offers 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 less than 1.6 miles distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, recreational and leisure amenities including St John's Parish Church just 0.3 miles distant. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

## ACCOMMODATION

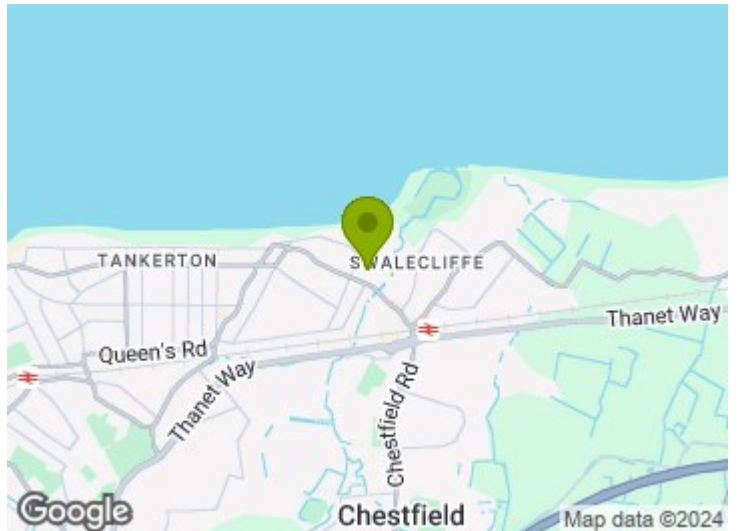
The accommodation and approximate measurements (taken at maximum points) are:

- Entrance Porch 3'6" x 2'9" (1.09m x 0.84m)
- Entrance Hall 9'4" x 6'11" (2.84m x 2.11m)
- Sitting Room 12'11" x 11'8" (3.94m x 3.56m)
- Kitchen 11'7" x 8'10" (3.53m x 2.69m)

- Conservatory 10'2" x 9'3" (3.10m x 2.82m)
- Bedroom 1 12'4" x 11'7" (3.76m x 3.53m)
- Bedroom 2 9'11" x 7'10" (3.03m x 2.39m)
- Bathroom 6'11" x 5'10" (2.11m x 1.77m)

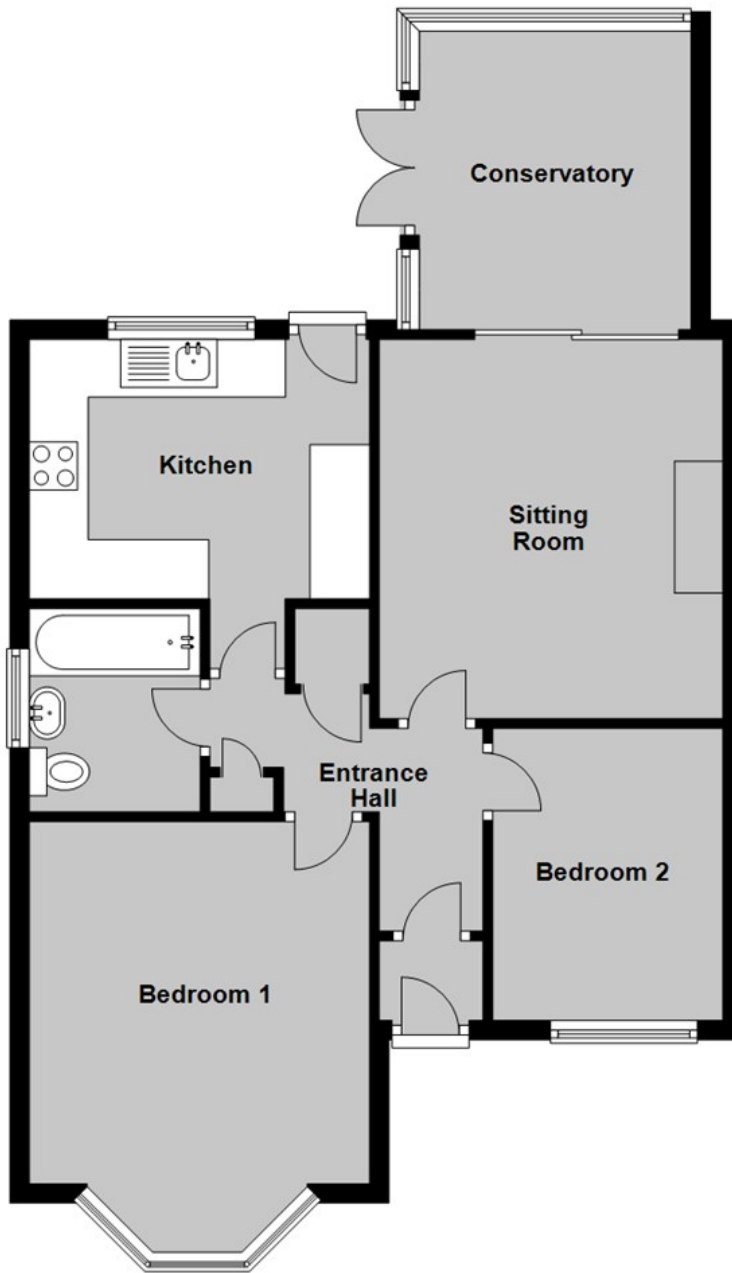
## OUTSIDE

- Garden 57' x 27' (17.37m x 8.23m)



## Ground Floor

Approx. 66.2 sq. metres (712.1 sq. feet)



Total area: approx. 66.2 sq. metres (712.1 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,864.53.**

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Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G
G	H
H	I

Energy Efficiency Rating: **A** (Current), **B** (Potential)

Energy Performance Certificate (EPC) Reference: **021**

England & Wales | EPC Directive 2002/91/EC

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