

CHRISTOPHER HODGSON



Tankerton, Whitstable

£650,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Tankerton, Whitstable

37A Ham Shades Lane, Tankerton, Whitstable, Kent, CT5 1NX

A spacious and beautifully presented detached chalet house set back from Ham Shades Lane and conveniently positioned for access to Whitstable's vibrant town centre, Tankerton slopes and seafront, highly regarded schools, bus routes and Whitstable mainline station (0.9 miles distant).

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting/dining room, kitchen, two double bedrooms and a bathroom. To the first floor there are two further double bedrooms, both of which benefit from en-suite shower rooms.

Outside, the established rear garden extends to 55ft (16.7m) and is predominantly laid to lawn, with a large patio area. A block paved driveway provides off street parking for a number of vehicles.



LOCATION

Ham Shades Lane is a highly sought after location conveniently situated for access to both Whitstable and Tankerton. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities, and central Whitstable is just over a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, café bars, the harbour and recreational and leisure amenities. Mainline railway services are available at Whitstable (0.7 miles) offering fast and frequent services to London (Victoria 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible linking with the A2/ M2 providing access to London, the Channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall 19'10" x 6'10" (6.05m x 2.08m)
- Sitting/Dining Room 19'8" x 11'9" (5.99m x 3.58m)

- Kitchen 10'9" x 8'8" (3.28m x 2.64m)
- Bedroom 3 11' x 9'7" (3.35m x 2.92m)
- Bedroom 4 9'6" x 9'5" (2.90m x 2.87m)
- Bathroom 6'10" x 5'8" (2.08m x 1.73m)

FIRST FLOOR

- Bedroom 1 20'1" x 13'3" (6.12m x 4.04m)
- En-Suite Shower Room 8'1" x 4'11" (2.46m x 1.50m)
- Bedroom 2 13'3" x 9'9" (4.04m x 2.97m)
- En-Suite Shower Room 6'9" x 4'11" (2.06m x 1.50m)

OUTSIDE

- Garden 55' x 45' (16.76m x 13.72m)





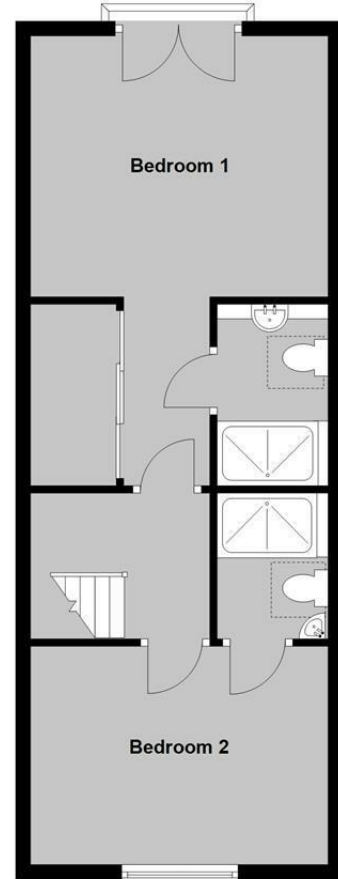
Ground Floor

Approx. 74.0 sq. metres (796.9 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.2 sq. feet)



Total area: approx. 119.7 sq. metres (1288.1 sq. feet)

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

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Energy Efficiency Rating	
Current	Potential
A	B
77	88
Energy Efficiency Rating Legend	
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	13-38
G	1-12

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