



CHRISTOPHER HODGSON

# Tankerton, Whitstable

## 81 Marine Parade, Tankerton, Whitstable, Kent, CT5 2BA

Freehold

A substantial Victorian semi-detached house enjoying a prominent position on Tankerton's much sought after Marine Parade, from where it commands far reaching, uninterrupted views of the sea and beyond.

This attractive family home provides generously proportioned accommodation arranged over three floors totalling 1735 sq ft (161 sq m). The ground floor is arranged to comprise an entrance porch, entrance hall, a sea-facing sitting room opening to the dining room, a kitchen/breakfast room with bi-folding doors opening to the garden, and a cloakroom. To the first floor, there are three double bedrooms (one of which is currently used as a sitting room and benefits from a sea facing balcony), a shower

room, and a separate cloakroom. The second floor is occupied by the principal bedroom, which also enjoys views of the sea and includes an en-suite bathroom and a balcony.

The South facing rear garden incorporates a natural stone terrace and a self-contained annexe which includes a living room/bedroom, a shower room and a private garden. A driveway to the front of the property provides off road parking for a number of vehicles.

### LOCATION

Marine Parade is amongst the area's most sought after locations and is conveniently situated in an elevated position at the top of Tankerton Slopes, commanding views over the bay and beyond. Tankerton Road is moments away and offers an excellent range of local shops and restaurants, and Whitstable town is less than 1 mile distant with the bustling High Street providing a wide range of shopping facilities as well as fashionable restaurants and recreational 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 A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Porch 7'6" x 4'2" (2.29m x 1.27m)
- Entrance Hall 26'1" x 5'11" (7.95m x 1.80m)
- Sitting Room 15'3" x 12'2" (4.65m x 3.71m)
- Dining Room 11'2" x 10'8" (3.40m x 3.25m)
- Kitchen/Breakfast Room 22'7" x 8'9" (6.88m x 2.67m)
- Cloakroom 4'9" x 2'6" (1.45m x 0.76m)
- Annexe Living Room/Bedroom 24'4" x 8'11" (7.42m x 2.72m)
- Shower Room 6'1" x 5'5" (1.85m x 1.65m)

### FIRST FLOOR

- Sitting Room/Bedroom 2 17'5" x 12' (5.31m x 3.66m)
- Bedroom 3 15'4" x 8'9" (4.67m x 2.67m)
- Bedroom 4 11'6" x 11'4" (3.51m x 3.45m)
- Shower Room 5'11" x 5'5" (1.80m x 1.65m)
- Cloakroom 4'7" x 2'6" (1.40m x 0.76m)

### SECOND FLOOR

- Bedroom 1 14'8" x 9'3" (4.47m x 2.82m)
- Bathroom 11'4" x 8'9" (3.45m x 2.67m)

### OUTSIDE

- Garden 19' x 12' (5.79m x 3.66m)
- Annexe Garden 25' x 21' (7.62m x 6.40m)









**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**

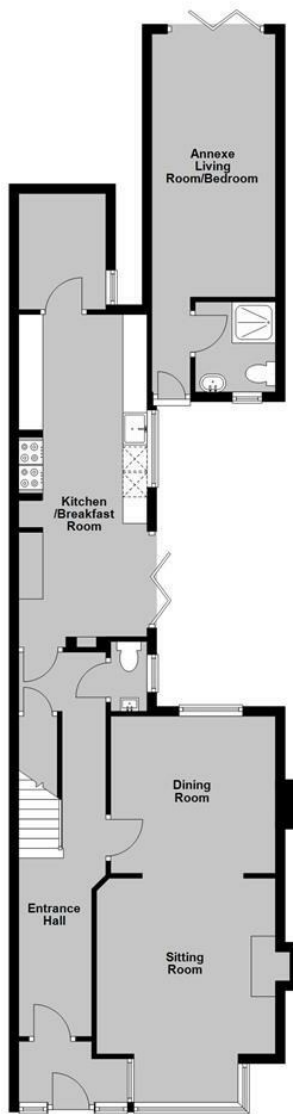
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### ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) <b>A</b>			76
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Ground Floor**  
Main area: approx. 68.1 sq. metres (733.2 sq. feet)  
Plus annex, approx. 20.0 sq. metres (215.4 sq. feet)

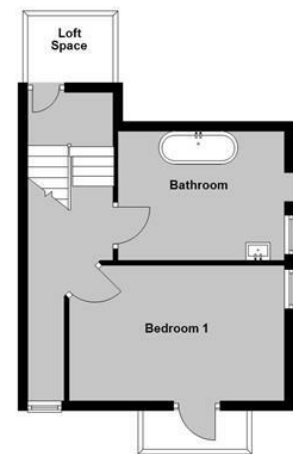


**First Floor**  
Approx. 62.0 sq. metres (667.6 sq. feet)



Main area: Approx. 161.2 sq. metres (1735.5 sq. feet)  
Plus annex, approx. 20.0 sq. metres (215.4 sq. feet)

**Second Floor**  
Approx. 31.1 sq. metres (334.8 sq. feet)





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