

CHRISTOPHER HODGSON



Tankerton, Whitstable
£495,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Apartment 6, Beacon Heights, 7 Marine Parade, Tankerton, Whitstable, Kent, CT5 2BL

In an elevated sea facing location on the crest of Marine Parade, this purpose built second floor apartment commands far reaching panoramic views of the sea. This desirable development is enviably positioned close to shops and amenities on Tankerton Road, Whitstable town and mainline station (1 mile).

The apartment provides smartly presented and comfortably proportioned accommodation comprising an entrance hall, sitting/dining room opening onto a

generous sea facing balcony, a striking contemporary kitchen, two double bedrooms and two sleek modern bathrooms, including an en-suite shower room to the principal bedroom.

The apartment benefits from communal gardens and one allocated parking space, located to the rear of the building. No onward chain.



LOCATION

Marine Parade is amongst Tankerton'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. It is just a short stroll from the popular Tankerton Road, with its range of shops, restaurants and other local amenities. Whitstable town is less than 1 mile distant and the bustling High Street provides 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

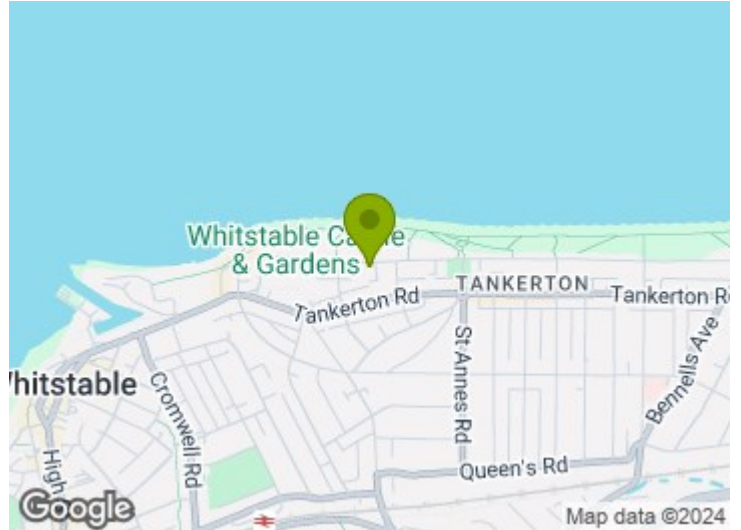
The accommodation and approximate measurements (taken at maximum points) are:

• SECOND FLOOR

- Entrance Hall
- Sitting/Dining Room 18'4" x 16'0" (5.60m x 4.88m)
- Balcony 15'3" x 4'3" (4.67m x 1.30m)
- Kitchen 16'11" x 7'0" (5.15m x 2.14m)
- Bedroom 1 13'4" x 12'2" (4.08m x 3.72m)
- En-Suite Shower Room
- Bedroom 2 14'0" x 8'6" (4.27m x 2.60m)
- Bathroom

OUTSIDE

- Communal Gardens
- Parking



Lease

We understand that the property is being sold with the remainder of a 125 year lease created in June 2004 (subject to confirmation from the vendor's solicitors).

Restrictions

The lease prohibits short term (holiday) letting.

Service Charge

The annual service charge payable for 2024 is £1,700 (subject to confirmation from the vendor's solicitors).

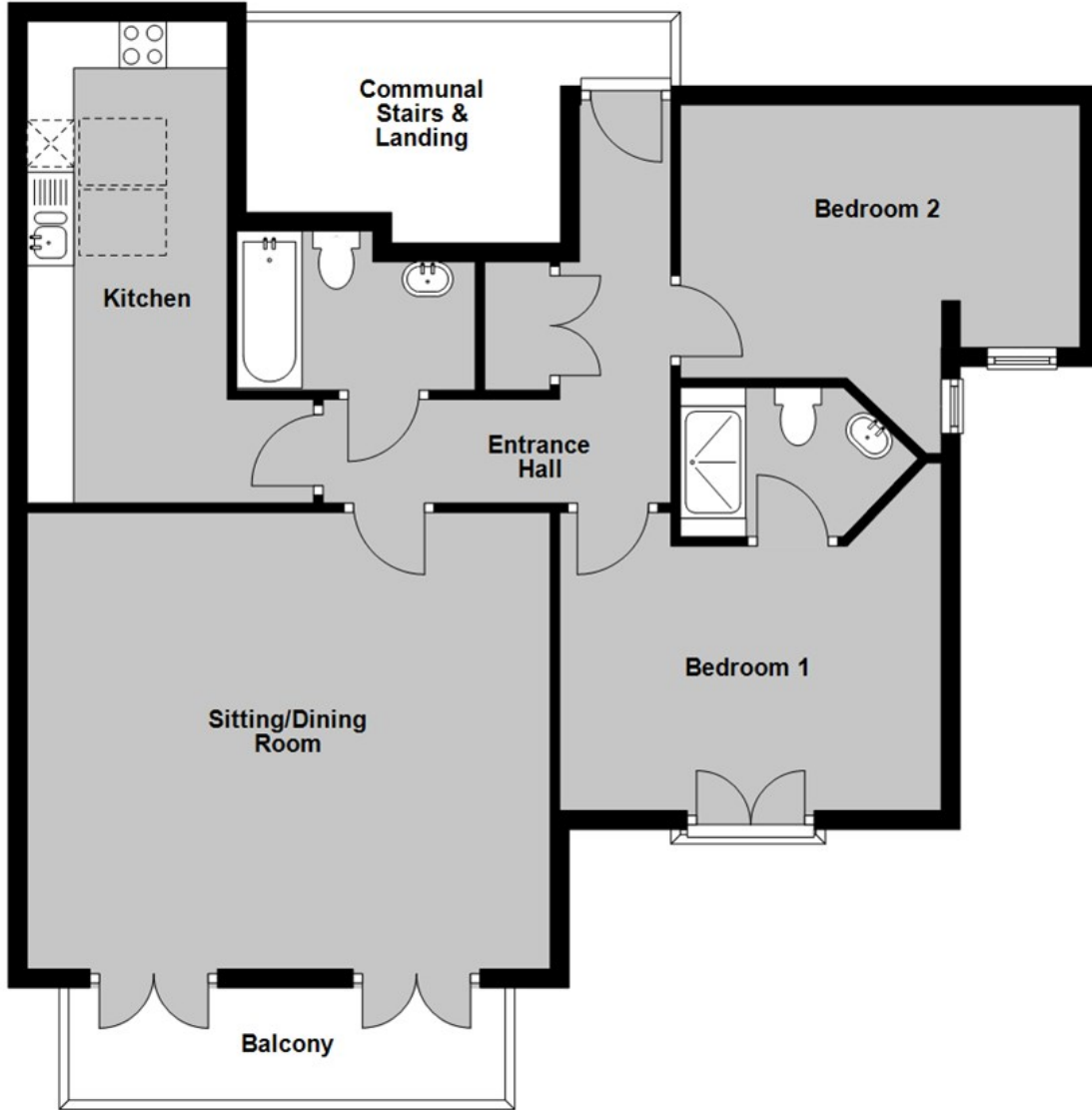
Ground Rent

The ground rent payable for 2024 is £250 (subject to confirmation from the vendor's solicitors).



Second Floor

Approx. 83.1 sq. metres (894.4 sq. feet)



Total area: approx. 83.1 sq. metres (894.4 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2196.77.

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Energy Efficiency Rating	
Current	Potential
A	B
72	76
Energy Efficiency Rating Legend	
A	B
C	D
E	F
G	H

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