

CHRISTOPHER HODGSON



Tankerton, Whitstable
£525,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

24 Kemp Road, Tankerton, Whitstable, Kent, CT5 2PZ

A spacious detached house in a highly desirable central location, within close proximity of Tankerton's parade of shops, restaurants and cafès, Tankerton slopes and seafront (0.6 miles), bus routes, highly regarded schools and Chestfield and Swalecliffe station (0.4 miles).

The bright, spacious, and beautifully presented accommodation extends to 1093 sq ft (102 sq m) and is arranged to provide an entrance hall, bathroom with utility area, a generous sitting room with wood burning stove, a superb kitchen/dining room with solid oak work tops, integrated dishwasher, range cooker and doors opening

to the garden. To the first floor you will find two double bedrooms both benefiting from air conditioning and the contemporary shower room completes the accommodation.

Outside, the established and mature gardens enjoy a South Easterly aspect extending to 92ft (28m), and have been thoughtfully landscaped to provide several seating areas including a raised deck spanning the width of the house. The gardens incorporate a garden studio which would suit a variety of uses as well as a large greenhouse. A block paved driveway provides an area of off street parking and access to a detached garage.



LOCATION

Kemp Road is situated in a much sought after location, conveniently positioned for access to Tankerton. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Chestfield and Swalecliffe station (0.5 miles distant) and Whitstable station (1.3 miles distant) offer frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The popular town of Whitstable is than 1.8 miles 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
- Sitting Room 16'8" x 15'3" (5.09m x 4.65m)
- Kitchen/Dining Room 17'10" x 13'9" (5.46m x 4.20m)

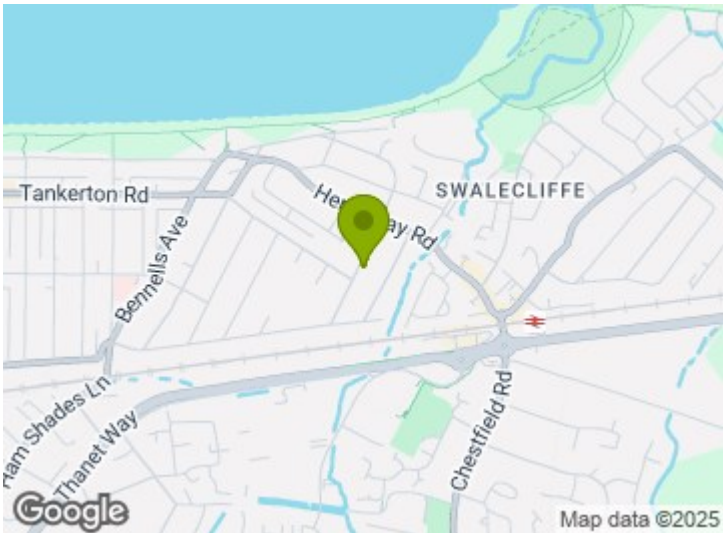
- Bathroom 11'9" x 5'2" (3.6m x 1.59m)

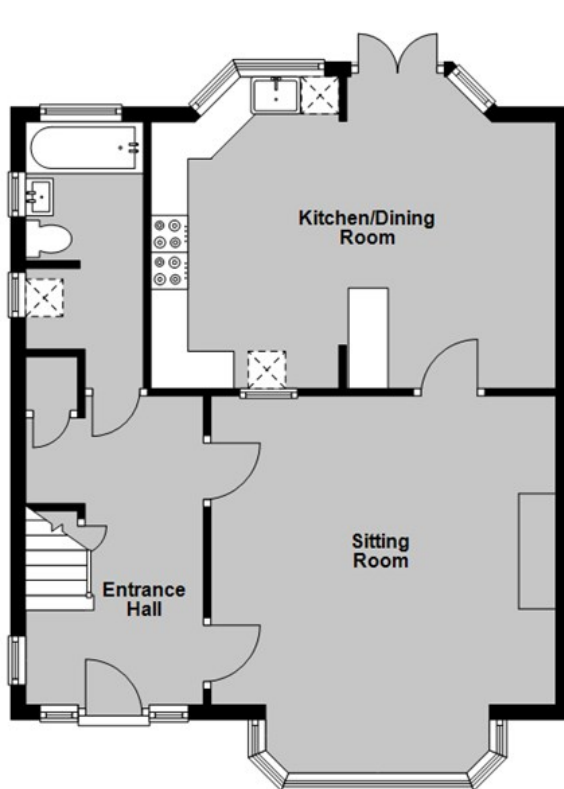
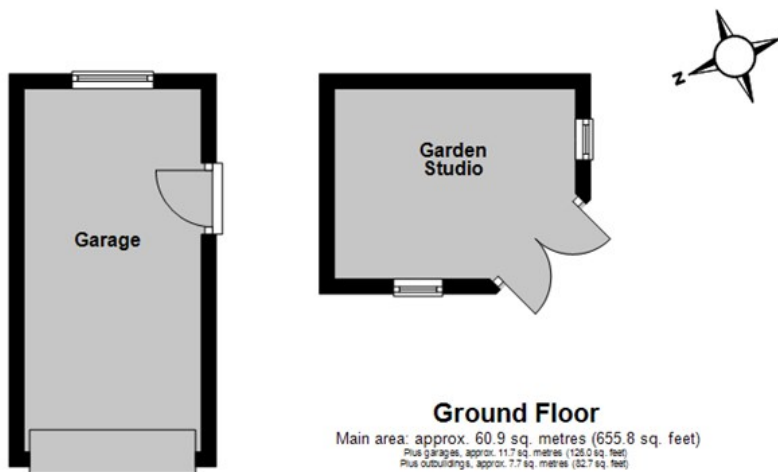
FIRST FLOOR

- Bedroom 1 20'11" x 10'11" (6.38m x 3.35m)
- Bedroom 2 10'8" x 9'10" (3.25m x 3.00m)
- Shower Room 9'10" x 8'6" (3.01m x 2.61m)

OUTSIDE

- Garden 92' x 37' (28.04m x 11.28m)
- Garden Studio 10'8" x 10'8" (3.25m x 3.25m)
- Garage 16'1" x 7'10" (4.90m x 2.39m)





Main area: Approx. 101.6 sq. metres (1093.3 sq. feet)
Plus garages, approx. 11.7 sq. metres (126.0 sq. feet)
Plus outbuildings, approx. 7.7 sq. metres (82.7 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
Very Energy Efficient - Lower running costs	A		
Energy Efficient	B		
Decent	C		
Needs improvement	D		
Needs improvement	E		
Needs improvement	F		
Needs improvement	G		
Energy Efficiency Rating		Current	Potential
England & Wales		81	81

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