



CHRISTOPHER HODGSON

Tankerton, Whitstable

The Coach House Tower Hill, Tankerton, Whitstable, Kent, CT5 2BW

Freehold

Built in the mid-19th Century this distinctive flint-built semi-detached house is conveniently situated between Tankerton and Whitstable and within walking distance of the seafront, town centre and Whitstable mainline railway station (0.8 miles).

The Coach House is a stone's throw from the gates of Whitstable's historic Castle to which it has had a strong association, originally accommodating workers based at the castle. The castle is now a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

The bright, spacious, and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, a sitting room opening to a dining room, a kitchen, and a cloakroom. The first floor comprises the principal bedroom with en-suite bathroom, a shower room, and a further double bedroom to the second floor enjoys sea views. Outside, there is a private and secluded South-facing courtyard garden, a detached garage and off street parking.

<div>LOCATION</div> <div>Tower Hill 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 popular Tankerton Road, with its range of shops, restaurants and other local amenities. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links 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.</div>	<div>ACCOMMODATION</div> <div>The accommodation and approximate measurements (taken at maximum points) are:</div> <div>GROUND FLOOR</div> <div><div>• Entrance Hall</div><div>• Sitting Room 12'11" x 11'7" (3.93m x 3.52m)</div><div>• Dining Room 12'11" x 9'4" (3.93m x 2.85m)</div><div>• Kitchen 9'0" x 7'10" (2.76m x 2.40m)</div><div>• Cloakroom</div></div> <div>FIRST FLOOR</div> <div><div>• Bedroom 1 12'9" x 9'3" (3.89m x 2.81m)</div><div>• En-Suite Bathroom 12'7" x 6' (3.84m x 1.83m)</div><div>• Bathroom 5'8" x 5'8" (1.73m x 1.73m)</div></div>	<div>SECOND FLOOR</div> <div><div>• Bedroom 2 15'7" x 12'3" (4.75m x 3.74m)</div></div> <div>OUTSIDE</div> <div><div>• Garden 43'5" x 21' (13.23m x 6.40m)</div><div>• Garage 23'5" x 12'7" (7.14m x 3.84m)</div></div>
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Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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ENERGY PERFORMANCE CERTIFICATE

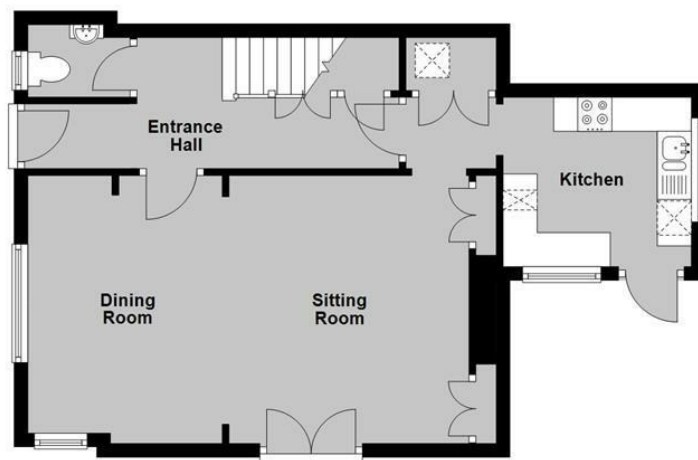
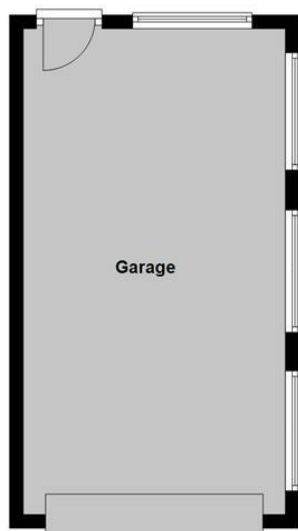
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Ground Floor

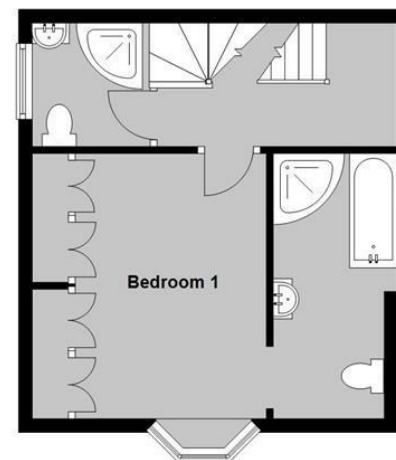
Main area: approx. 47.1 sq. metres (507.2 sq. feet)
Plus garages, approx. 27.4 sq. metres (295.0 sq. feet)



Main area: Approx. 98.2 sq. metres (1057.2 sq. feet)
Plus garages, approx. 27.4 sq. metres (295.0 sq. feet)

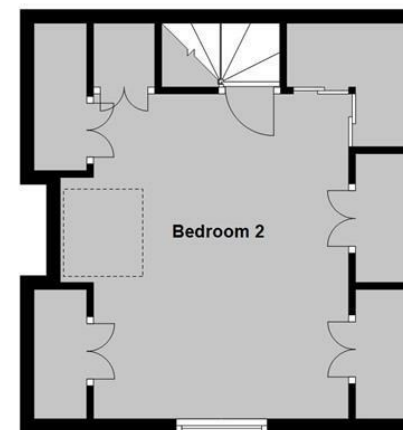
First Floor

Approx. 30.8 sq. metres (331.2 sq. feet)



Second Floor

Approx. 20.3 sq. metres (218.7 sq. feet)





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