



CHRISTOPHER HODGSON

Tankerton, Whitstable

1 Strangford Road, Tankerton, Whitstable, Kent, CT5 2EP

Freehold

A substantial and significantly extended 1930's detached house in an elevated position from where it commands far reaching views across the town and towards the sea.

This superb family home is enviably situated in a highly desirable and convenient central location, close to shops and amenities, Tankerton Slopes and seafront, and a short stroll to Whitstable station (0.5 miles).

The spacious and light-filled accommodation is beautifully presented throughout and arranged on the ground floor to provide a covered entrance porch, entrance hall, a generous drawing room with open fireplace and bay window, a contemporary kitchen with vaulted ceiling, open-plan to a dining room and living room with wood burning

stove and doors opening to the garden, a study/fifth bedroom, utility room, ground floor shower room, and a cloakroom.

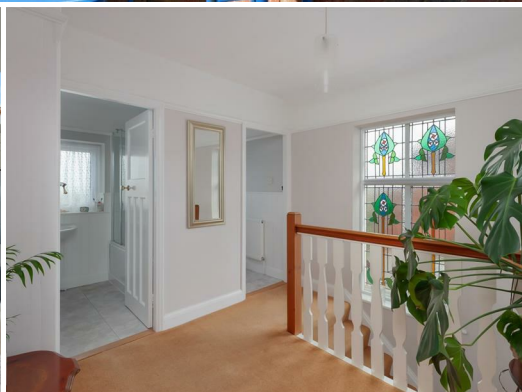
To the first floor there are four double bedrooms, two bathrooms and a separate cloakroom. The principal bedroom benefits from a balcony with views towards the sea, a luxurious shower room that benefits under floor heating and a walk-in wardrobe.

The landscaped rear garden extends to 72ft (22m) and incorporates two large patio areas which are designed to take advantage of the fabulous sunset views, and are ideal for outside entertaining. A gated driveway provides off road parking for a number of vehicles.

LOCATION Strangford Road is a much sought after road on the border of Tankerton and Whitstable, conveniently positioned for access to local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable station (0.4 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73minutes) and the A299 is also easily accessible linking with the A2/M2 providing access to the channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its 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.	ACCOMMODATION The accommodation and approximate measurements (taken at maximum points) are: GROUND FLOOR • Entrance Hall • Drawing Room 23'6" x 12'5" (7.18m x 3.80m) • Dining Room 13'7" x 11'8" (4.15m x 3.57m) • Sitting Room 13'7" x 10'1" (4.15m x 3.08m) • Study/ Bedroom 5 12'3" x 11'8" (3.73m x 3.56m) • Kitchen 19'2" x 8'6" (5.85m x 2.60m) • Utility Room 9'4" x 5'9" (2.85m x 1.76m) FIRST FLOOR • Bedroom 1 16'1" x 12'3" (4.92m x 3.74m) • En-Suite Shower Room 8'2" x 5'10" (2.50m x 1.80m) • Walk-in Wardrobe 8'2" x 6'3" (2.50m x 1.91m)	• Bedroom 2 12'1" x 8'10" (3.70m x 2.70m) • Bedroom 3 12'0" x 8'10" (3.65m x 2.70m) • Bedroom 4 10'0" x 9'6" (3.05m x 2.90m) • Balcony 11'8" x 2'11" (3.56m x 0.90m) • Bathroom 6'9" x 5'10" (2.08m x 1.80m) OUTSIDE • Garden 72' x 63' (21.95m x 19.20m) VIDEO TOUR Please view the video tour for this property, and contact us to discuss arranging a viewing.
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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		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Ground Floor

Approx. 104.1 sq. metres (1120.4 sq. feet)



First Floor

Approx. 79.6 sq. metres (857.1 sq. feet)





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