CHRISTOPHER HODGSON

Tankerton, Whitstable

£450,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

229b Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AY

A spacious detached family home in much sought after position within central Tankerton, close to shops and amenities on Tankerton Road, a short stroll to Tankerton Slopes and seafront, and 1.1 miles from Whitstable mainline station.

The generously proportioned accommodation is arranged to provide an entrance hall, a dual aspect open-plan sitting/dining room, a kitchen, a conservatory, three bedrooms, a smartly fitted shower room, and a cloakroom.

The West facing garden extends to 37ft (11m). To the rear of the garden there are two adjoining single garages (accessed via a 10ft right of way from Bennells Avenue) and a potting shed. No onward chain.

LOCATION
Tankerton Road is a desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable station (approximately 1.1 mile distant) offers fast and frequent services to London (Victoria) approximately 80mins. Whitstable town centre is approximately 1.4 mile distant and provides a good range of shopping facilities as well as fashionable seafood restaurants and recreational amenities. The A299 provides a dual carriage way link to the M2/ A2 giving access to the Channel ports and motorway network. The High Speed Rail Link (Javelin Service) provides frequent services to London St Pancras with a journey time of approximately 73 mins.

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

GROUND FLOOR

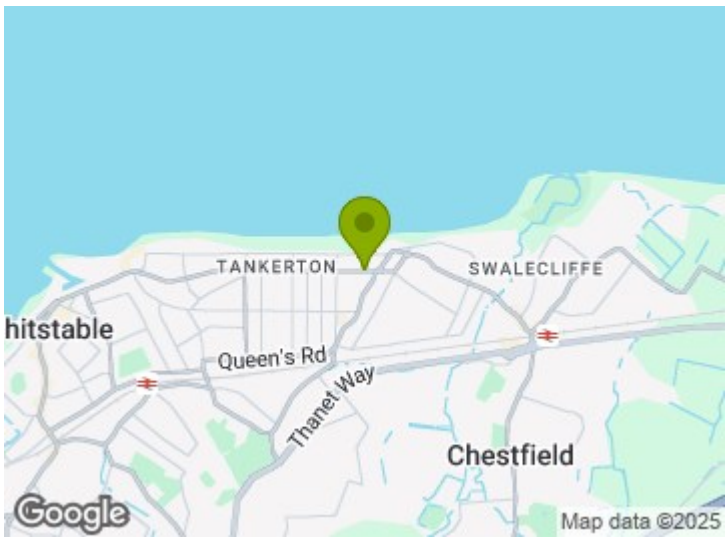
- Entrance Hall
- Sitting Room/Dining Room 28'2" x 8'3" (8.59m x 2.54m)
- Kitchen 10'3" x 6'8" (3.14m x 2.04m)
- Conservatory 15'5" x 8'0" (4.72m x 2.46m)
- Cloakroom 4'9" x 2'3" (1.45m x 0.71m)

FIRST FLOOR

- Bedroom 1 16'7" x 8'7" (5.08m x 2.62m)
- Bedroom 2 11'2" x 8'5" (3.42m x 2.57m)
- Bedroom 3 8'9" x 6'8" (2.69m x 2.04m)
- Shower Room 8'3" x 5'1" (2.54m x 1.57m)

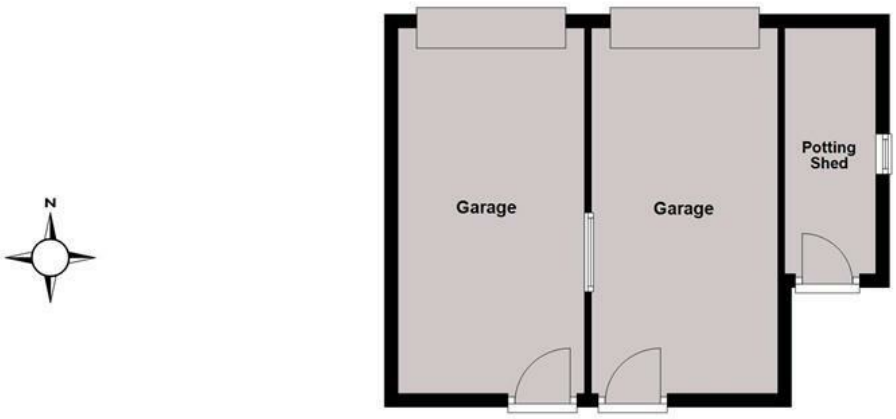
OUTSIDE

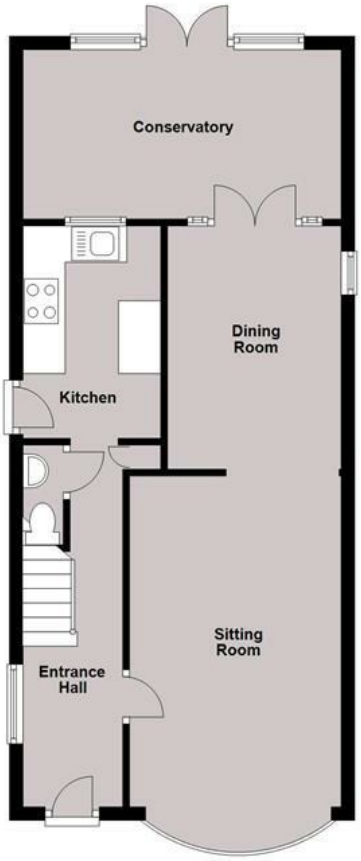
- Garden 37'0" x 24'0" (11.28m x 7.32m)
- Garage 17'9" x 9'1" (5.41m x 2.77m)
- Garage 17'9" x 9'1" (5.41m x 2.77m)
- Potting Shed 11'11" x 4'5" (3.63m x 1.35m)


TANKERTON
SWALECLIFFE
hitstable
Queen's Rd
Thanet Way
Chestfield
Google
Map data ©2025

Ground Floor

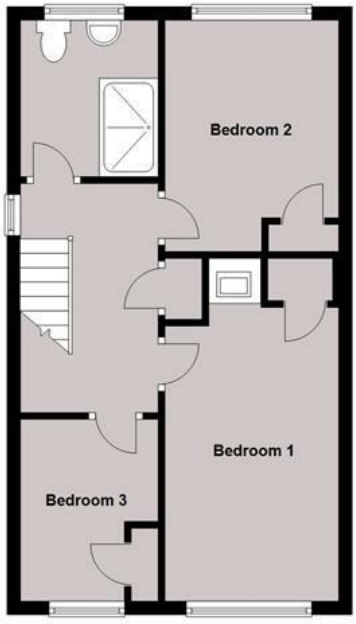
Approx. 88.8 sq. metres (956.1 sq. feet)





First Floor

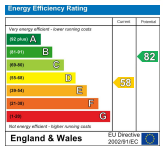
Approx. 32.8 sq. metres (352.9 sq. feet)



Total area: approx. 121.6 sq. metres (1309.1 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK