

CHRISTOPHER HODGSON



Whitstable
£475,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

10 Oakwood Drive, Whitstable, Kent, CT5 1NY

An exceptionally spacious detached bungalow ideally situated in a quiet cul-de-sac, conveniently positioned for access to both Whitstable and Tankerton, the seafront, supermarkets, bus routes, and less than a mile from Whitstable mainline station.

The generously proportioned accommodation extends to 1394 sq ft (129 sq m), would now benefit from a programme of updating and improvement throughout and is arranged on the ground floor to provide an entrance porch,

entrance hall, a large sitting room open-plan to a dining room, a kitchen, conservatory, three double bedrooms, and two shower rooms.

The rear garden extends to 40ft (12m). A driveway to the front of the property provides an area of off street parking and access to a detached garage. No onward chain.



LOCATION

Oakwood Drive is a highly sought after location conveniently situated for access to local schools, shops and services at both Whitstable and Tankerton. Mainline railway services are available at Whitstable offering fast and frequent services to London (Victoria 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible linking with the A2/ M2 providing access to London, 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 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.

ACCOMMODATION

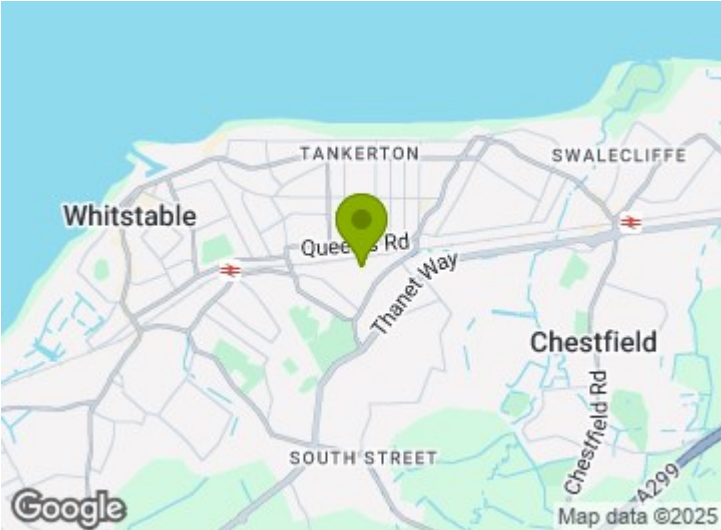
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 19'6" x 12'6" (5.95m x 3.80m)
- Dining Room 16'7" x 10'3" (5.05m x 3.13m)
- Kitchen 12'7" x 10'11" (3.84m x 3.33m)
- Conservatory 13'1" x 9'4" (3.99m x 2.84m)
- Bedroom 1 12'10" x 12'0" (3.91m x 3.66m)
- Bedroom 2 12'2" x 11'0" (3.70m x 3.36m)
- Bedroom 3 11'0" x 9'0" (3.35m x 2.74m)
- Shower Room
- Shower Room

OUTSIDE

- Garden 40'9" x 19'9" (12.42m x 6.02m)
- Garage 15'11" x 8'6" (4.85m x 2.59m)





Main area: Approx. 129.5 sq. metres (1394.2 sq. feet)
Plus garages, approx. 12.5 sq. metres (134.8 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Worst energy efficiency	G		
England & Wales		Current	Potential

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

