



CHRISTOPHER HODGSON

Tankerton, Whitstable

8 St. Swithins Road, Tankerton, Whitstable, Kent, CT5 2HT

Freehold

A significantly extended detached house occupying a generous plot, ideally situated in a highly desirable location less than 200 metres from Tankerton slopes and seafront, and within close proximity of shops, cafés, restaurants, bus routes, and Whitstable station (1.2 miles).

The bright, spacious and beautifully presented accommodation is arranged on the ground floor to provide an entrance hall, sitting room, dining room, a kitchen with doors leading to a generous conservatory, and a cloakroom. The first floor comprises of two double bedrooms with the principal bedroom benefiting from sea views, and a well appointed shower room. There is significant scope to extend and remodel the

existing accommodation to create a substantial family home (subject to all necessary consents and approvals being obtained).

The South-Easterly aspect rear garden has been thoughtfully landscaped to provide several seating areas and an area laid to lawn, encompassed by mature planting, and incorporates a utility room with cloakroom and garden store. A driveway provides access to a detached double garage and ample off street parking.

LOCATION

St Swithins Road is situated in a much sought after Tankerton location, conveniently positioned for access to Whitstable. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The popular town of Whitstable is less than 1 mile 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 12'5" x 12'3" (3.78m x 3.73m)
- Dining Room 9'11" x 9'5" (3.02m x 2.87m)
- Kitchen 12'3" x 8'2" (3.73m x 2.49m)
- Conservatory 22'6" x 14'11" (6.86m x 4.55m)

- Cloakroom

FIRST FLOOR

- Bedroom 1 12'7" x 12'4" (3.83m x 3.76m)
- Bedroom 2 9'11" x 8'8" (3.02m x 2.64m)
- Shower Room

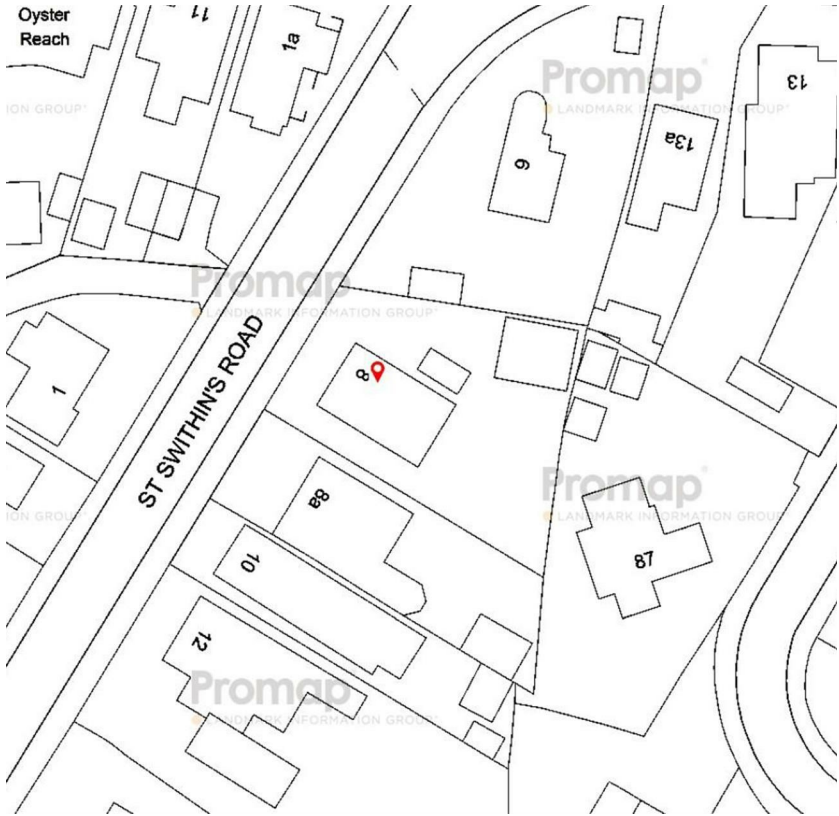
OUTSIDE

- Garden 56'2" x 49'4" (17.12m x 15.04m)
- Utility Room 13'9" x 7'9" (4.20m x 2.35m)
- Cloakroom
- Double Garage 24' x 19' (7.32m x 5.79m)
- Garden Store 11'10" x 5'11 (3.61m x 1.80m)









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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ENERGY PERFORMANCE CERTIFICATE

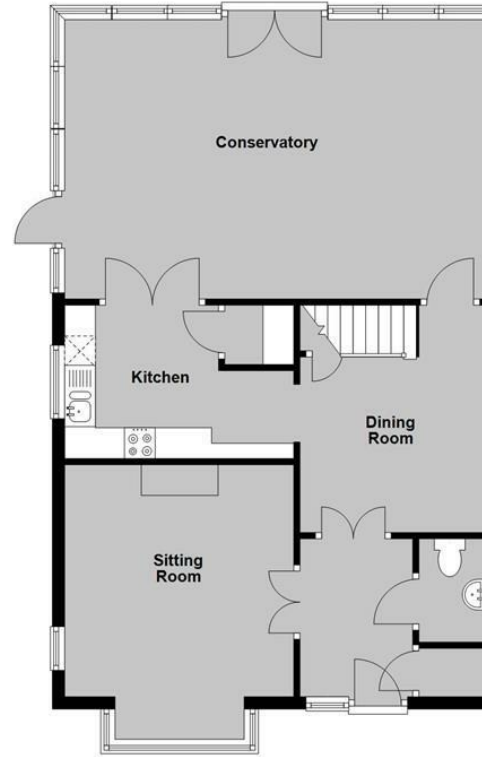
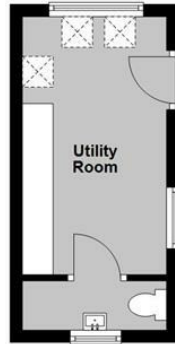
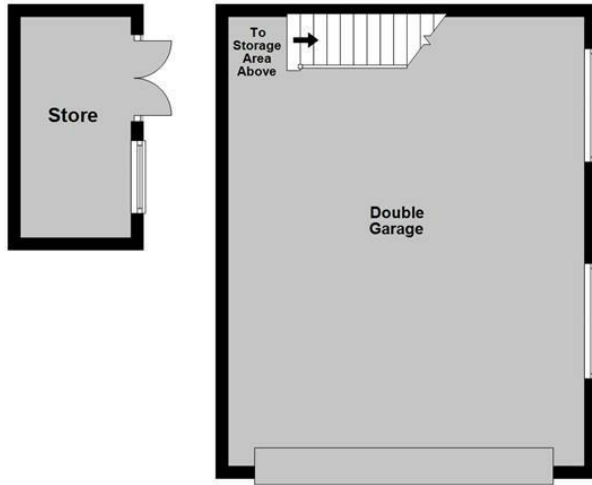
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	76
EU Directive 2002/91/EC		
England & Wales		

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Ground Floor

Main area: approx. 76.2 sq. metres (820.0 sq. feet)
Plus garages, approx. 42.4 sq. metres (456.8 sq. feet)
Plus outbuildings, approx. 18.5 sq. metres (198.7 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



Main area: Approx. 111.7 sq. metres (1202.4 sq. feet)

Plus garages, approx. 42.4 sq. metres (456.8 sq. feet)
Plus outbuildings, approx. 18.5 sq. metres (198.7 sq. feet)



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