

CHRISTOPHER HODGSON



Tankerton, Whitstable
£650,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

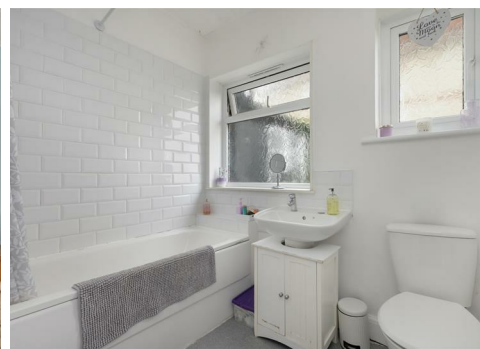
9 Strangford Road, Tankerton, Whitstable, Kent, CT5 2EP

A unique and exciting opportunity to acquire a substantial detached bungalow occupying an exceptionally generous plot within a prime central location. The property benefits from an elevated position, and has a wide frontage of approximately 50ft (15.4m) to Strangford Road and an overall depth in the region of 132ft (40.4m).

The bright and spacious accommodation is arranged to provide an entrance porch, entrance hall, sitting room with wood burning stove, a dining room, a kitchen, three generous bedrooms and a bathroom. There is considerable scope to extend and remodel the existing

building (subject to all necessary consents and approvals being obtained).

The extensive and mature gardens are mainly laid to lawn and extend to 72ft (22m), and a driveway provides access to a storage garage and an area of off-street parking. No onward chain.



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

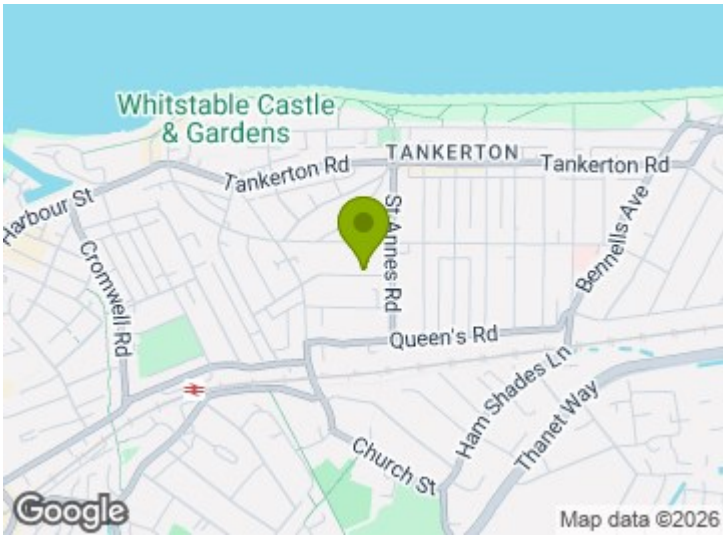
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 16'10" x 13'3" (5.12m x 4.03m)
- Dining Room 14'3" x 11'6" (4.35m x 3.50m)
- Kitchen 14'3" x 8'8" (4.35m x 2.64m)
- Bedroom 1 13'0" x 12'0" (3.96m x 3.67m)
- Bedroom 2 12'0" x 10'2" (3.66m x 3.10m)
- Bedroom 3 10'1" x 10'0" (3.07m x 3.05m)
- Bathroom

OUTSIDE

- Garden 72'2" x 50'5" (22.00m x 15.39m)
- Storage Garage 14'10" x 10' (4.52m x 3.05m)





Ground Floor

Main area: approx. 101.6 sq. metres (1093.9 sq. feet)
Plus garages, approx. 15.1 sq. metres (162.3 sq. feet)



Main area: Approx. 101.6 sq. metres (1093.9 sq. feet)
Plus garages, approx. 15.1 sq. metres (162.3 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 or 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 Reasonable endeavours 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 Estate 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 of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor 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, omission 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	F		
Worst energy efficiency	G		
Energy Efficiency Rating		78	57
England & Wales			

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

