

CHRISTOPHER HODGSON



Whitstable

£260,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

20 Carlton Court, The Bridge Approach, Whitstable, Kent, CT5 1FN

A contemporary second floor apartment in a prestigious landmark building, ideally positioned moments from Whitstable station, Tankerton seafront (0.7 miles), Whitstable's bustling High Street, which is less than a mile distant and offers a wide variety of independent shops and highly regarded restaurants.

The exceptionally spacious and smartly presented accommodation has been finished to a high specification throughout and is arranged to provide an entrance hall,

living room open-plan to a smartly fitted kitchen with integrated appliances and opening to a South-Westerly aspect balcony and spectacular views over the town and to the sea, two double bedrooms, both with fitted wardrobes and a sleek modern bathroom.

The apartment also benefits from one allocated parking space within a secure gated car park. No onward chain.



LOCATION

Carlton Court is conveniently situated on the Whitstable/Tankerton borders being accessible to either Tankerton or the fashionable town centre of Whitstable where a range of shops, schools, and recreational facilities can be found including a working harbour. In the opposite direction is Tankerton which enjoys a well regarded range of amenities including shops, schools and bus routes. Between the two is Whitstable mainline railway station providing a fast and frequent link to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 74minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

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

SECOND FLOOR

- Communal Hall 15'3" x 6'8" (4.66m x 2.03m)
- Entrance Hall
- Living Room / Kitchen 23'5" x 17'11" (7.15m x 5.45m)
- Balcony 14'6" x 5'8" (4.42m x 1.73m)

- Bedroom 1 11'5" x 9'9" (3.48m x 2.97m)
- Bedroom 2 12'10" x 7'9" (3.91m x 2.36m)
- Bathroom

OUTSIDE

- Parking
- One allocated parking space.

LEASE

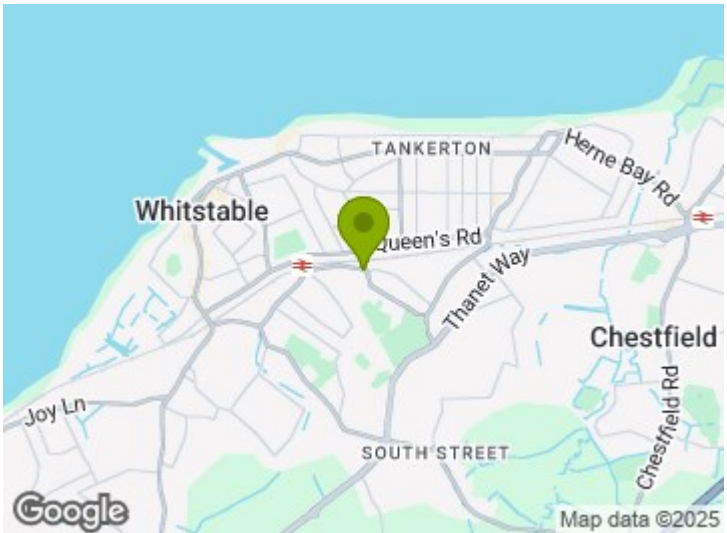
The property benefits from the remainder of an 125 year lease created in 2012 (subject to confirmation by vendor's solicitor).

SERVICE CHARGE

We have been advised that the service charge for 2025/2026 is £1,692 per annum (subject to confirmation from the vendors solicitors).

GROUND RENT

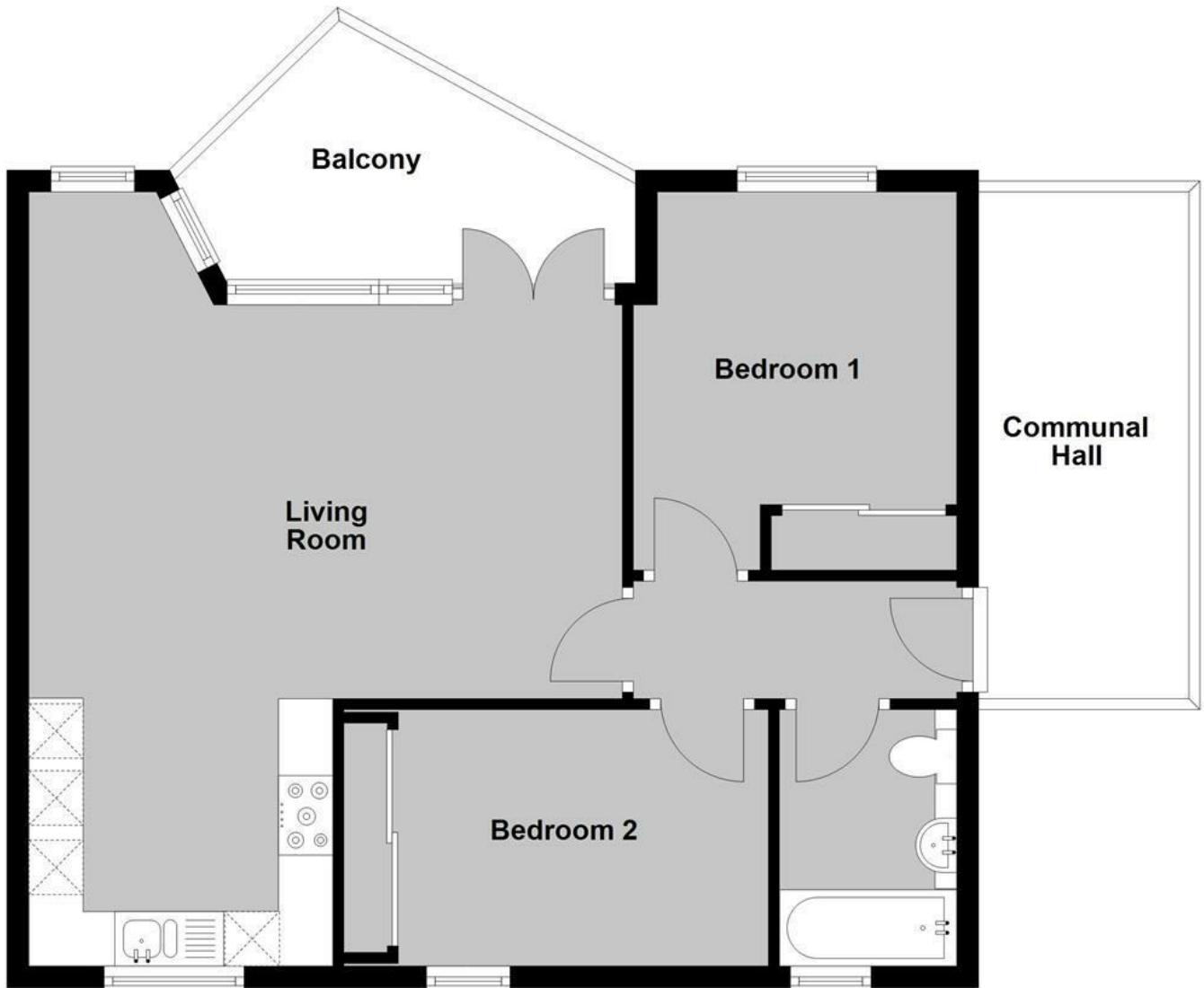
£250 per annum (subject to confirmation by vendor's solicitor).





Second Floor

Approx. 56.1 sq. metres (603.9 sq. feet)



Total area: approx. 56.1 sq. metres (603.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	81	81
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Energy inefficient - higher running costs	G		

England & Wales

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