



CHRISTOPHER HODGSON

Tankerton, Whitstable

Chiltern, 22 Castle Road, Tankerton, Whitstable, Kent, CT5 2DX

Freehold

An opportunity to acquire a unique Edwardian property situated in a prime Tankerton location, moments from the beach and within walking distance of shops and amenities, schools, bus routes, and Whitstable station. Central Whitstable is within close proximity and provides a diverse range of individual shops and highly regarded restaurants.

The building retains much period detail including joinery, high ceilings and fireplaces, and would now benefit from a programme of sympathetic refurbishment throughout and offers considerable scope for remodelling (subject to all necessary consents and approvals being obtained), which once complete would result in an exceptional family home. The existing accommodation comprises an entrance porch, hall, sitting room, dining hall, kitchen, a studio (former garage), two bedrooms, a shower room and a cloakroom.

The property occupies a generous corner plot in the heart of central Tankerton, on the corner of Northwood Road and with a frontage to Castle Road of 116ft (35.38m).

The established and mature gardens have been thoughtfully landscaped to provide several seating areas and benefit from a South Westerly aspect. A driveway accessed from Castle Road provides an area of off street parking. No onward chain.

Location

Castle Road is amongst the most sought after addresses in central Tankerton, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway station is 0.4 miles distant, with high speed Javelin services to London (St Pancras) with a journey time of approximately 73 minutes. The service to London (Victoria) is approximately 80 minutes. Central Whitstable is approximately 0.8 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and 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 Porch 9'7" x 2'11" (2.92m x 0.89m)
- Sitting Room 17'10" x 15'5" (5.43m x 4.70m)
- Dining Hall 15'8" x 13'0" (4.78m x 3.95m)
- Kitchen 13'0" x 10'6" (3.96m x 3.20m)

- Hall 15'11" x 11'8" (4.85m x 3.56m)
- Studio 17'3" x 11'8" (5.26m x 3.56m)
- Bedroom 1 14'6" x 11'0" (4.42m x 3.35m)
- Bedroom 2 11'1" x 9'0" (3.38m x 2.74m)
- Shower Room 7'4" x 5'6" (2.24 x 1.68)
- Cloakroom 4'2" x 2'2" (1.27m x 0.66m)

OUTSIDE

- Garden









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	69
(55-68) D	
(39-54) E	
(21-38) F	29
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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 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 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.



Ground Floor

Approx. 125.9 sq. metres (1354.7 sq. feet)



Total area: approx. 125.9 sq. metres (1354.7 sq. feet)





95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe