

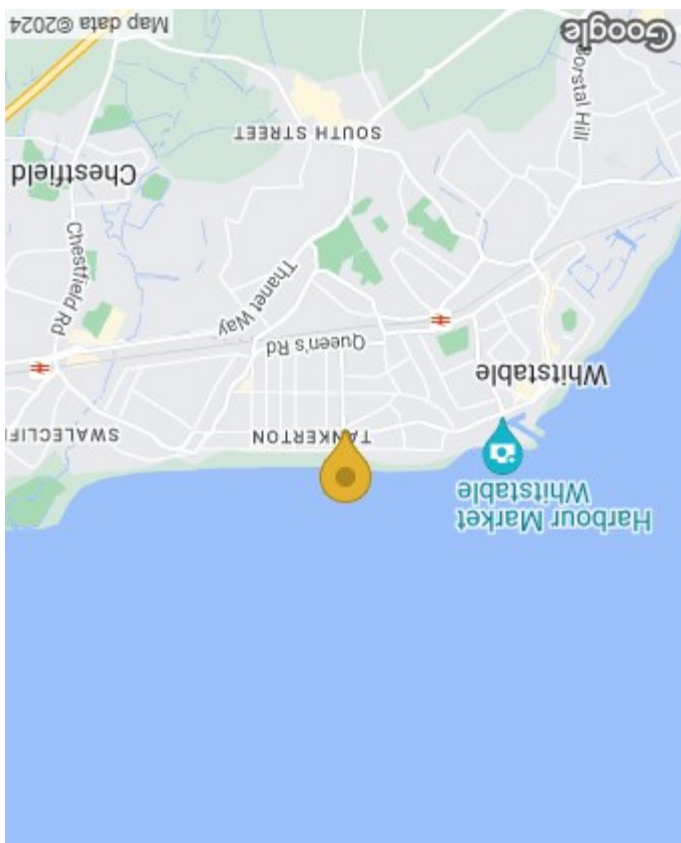


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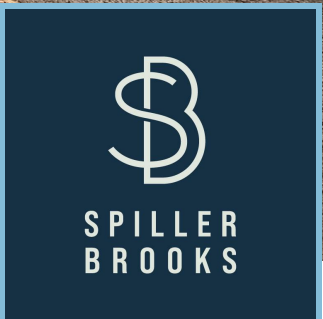


Energy Efficiency Rating	
Current	Potential
77	78

Environmental Impact (CO ₂) Rating	
Current	Potential
G	F



95 Kingsdown Park
Tankerton, Whitstable, CT5 2DH



Working for you and with you

95 Kingsdown Park Tankerton, Whitstable, CT5 2DH

DESIRABLE HEART OF TANKERTON LOCATION

Situated in a landmark building, with the favoured seafront and array of amenities literally on the doorstep, this first floor apartment offers convenience, comfort and ease as a main residence, seaside retreat or investment opportunity generating valuable rental income.

Purpose built with neat and tidy communal areas, lift access, entry phone system, wrap around balcony and the bonus of secure underground parking, a share of the freehold and no forward chain, this is an appealing apartment.

The modern accommodation comprises entrance hall, open plan kitchen/diner/living space, two double bedrooms and a bathroom.

The balcony can be accessed from the living area and both bedrooms.

This property offers you the opportunity to immerse yourself in the vibrant Whitstable and Tankerton communities and enjoy and embrace a coastal lifestyle.

£279,000



Communal Entrance Hall

Lift access. Stairs to all floors. Sensor lighting. Tiled floor.

Entrance Hall

Solid entrance door with spyhole. Radiator. Power points. Thermostat control for central heating. Telephone entry system. Engineered oak flooring.

Open Plan Kitchen/Lounge

18'11 max x 14'8 max (5.77m max x 4.47m max)
Two sets of double glazed French doors to the balcony. Radiator. Telephone and TV points. Inset downlights. Engineered oak flooring throughout.

Kitchen Area: Full height double glazed window. Matching range of wall, base and drawer units. Granite work top with drainer flutes, inset stainless steel 1½ sink unit, mixer tap and splashback tiling, Breakfast bar with Granite work top and inset ceramic hob with stainless steel cooker hood above and electric single oven below. Integrated fridge/freezer, washer/dryer and dishwasher. Ceiling mounted extractor fan. Wall cupboard housing Worcester combination gas boiler.

Bedroom1

12'3 x 9'7 (3.73m x 2.92m)
Double glazed French doors to the balcony. Radiator. Power points. Telephone and TV points. Inset downlights. Double doors to a large cupboard with hanging rail, shelving, consumer unit and lights. Engineered Oak flooring.

Bedroom 2

10'4 x 7'11 (3.15m x 2.41m)
Double glazed French doors to the balcony. Radiator. Power points. Inset downlights. Engineered Oak flooring.

Bathroom

6'5 max x 6'4 max (1.96m max x 1.93m max)
Suite comprising bath with mixer tap, hand held shower attachment and glass shower screen to side, close coupled WC and pedestal wash hand basin.

Chrome heated towel rail. Shaver socket. Extractor fan. Inset downlights. Partially tiled walls and tiled floor.

Parking

Secure underground allocated parking for one car - parking bay 4 (to be confirmed by a solicitor at the time of a sale transaction).

Tenure

The property is Leasehold with a Share of the Freehold.

Lease Length : 999 years from January 2009.

We are advised the Maintenance Charge for 2023 is £3,953.02 incorporating Building Insurance, Water Rates and ongoing maintenance to the building (to be confirmed by a solicitor at the time of a sale transaction).

Council Tax Band

Band : C £1,952.69 2024/25 - we suggest interested parties make their own investigations.

Location & Amenities

Tankerton beach and promenade is approximately 0.2 miles (3-5 minutes on foot).

Kingsdown Park gardens are immediately opposite the building.

A parade of local independent shops, a Post Office in Tesco Express, restaurants, cafes and frequent bus services to Whitstable, Herne Bay and Canterbury are available the length of Tankerton Road which is approximately 60 yards/55 metres away.

Whitstable with its working harbour, diverse range of fashionable boutiques, eateries, working harbour, quirky walkways and scenic coastline is 0.6 miles).

Whitstable mainline railway station with frequent services to London is 0.7 miles with the A299 conveniently accessible leading to both the A2 and M2.

