CHRISTOPHER HODGSON

Tankerton, Whitstable

5 Kingsdown Park, Tankerton, Whitstable, Kent, CT5 2DT

Freehold

This stylish detached bungalow is an exercise in smart, considered architecture creating a truly unique modern home. This stunning home has been remodelled with clever use of space and attention to detail throughout, finished with quality fittings and bespoke joinery. Vaulted ceilings provide a sense of volume, whilst clever design features create a light filled, contemporary living space.

The property is situated on one of Tankerton's most desirable roads, less than 500 metres from Tankerton slopes and seafront and within close proximity of shops and amenities, bus routes, highly regarded schools, Whitstable High Street and Whitstable station (0.7 miles).

The generously proportioned accommodation is arranged to provide an entrance porch, a reception hall with wood burning stove, a sleek modern kitchen/dining room with handmade units by Uncommon Projects, a living room with sliding doors opening onto decking, three generous bedrooms (one currently furnished as a study), and a smartly fitted shower room.

The gardens enjoy a South Easterly aspect and extend to 58ft (18m) having been thoughtfully designed by a landscape architect to reflect a modern take on coastal planting.

LOCATION
Kingsdown Park is ideally positioned for access to local shopping facilities on Tankerton Road, Tankerton slopes, the beach and local bus routes. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops and 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, offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. Whitstable mainline railway station (0.7 of a mile distant) provides frequent services to London (Victoria) with a journey time of approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 provides a dual carriage way link to the M2/ A2 giving access to the Channel ports and motorway network.

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

GROUND FLOOR

- Entrance Porch
- Reception Hall 15'0" x 11'9" (4.57m x 3.57m)
- Living Room 17'10" x 11'1" (5.44m x 3.38m)
- Kitchen / Dining Room 11'11" x 11'10" (3.64m x 3.60m)
- Bedroom 1 11'10" x 11'0" (3.61m x 3.35m)
- Bedroom 2 / Study 12'7" x 8'2" (3.84m x 2.50m)
- Bedroom 3 with Mezzanine 9'3" x 8'11" (2.81m x 2.73m)
- Shower Room 12'5" x 5'11" (3.78m x 1.80m)

OUTSIDE

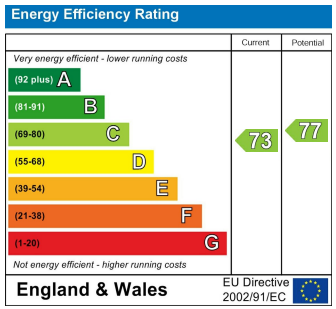
- Garden 40'7" x 29' (12.37m x 8.84m)
- Garden Storage 16'5" x 4'7" (5.00m x 1.40m)

Capturing
Nature

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

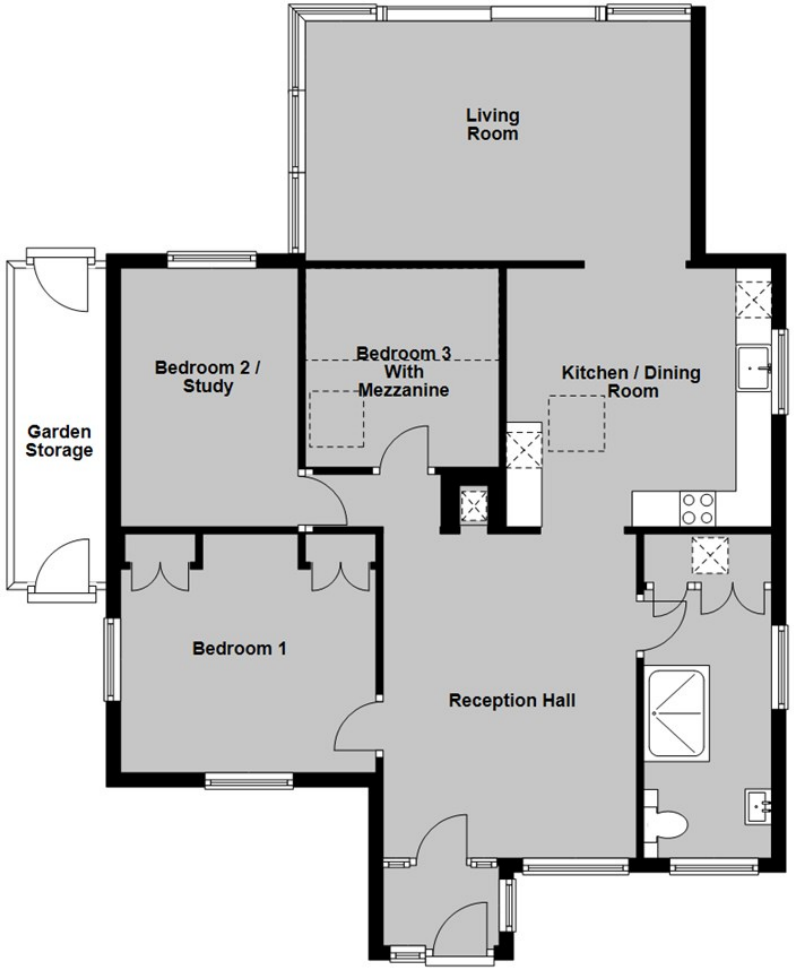
ENERGY PERFORMANCE CERTIFICATE



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 foor 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. 92.6 sq. metres (996.7 sq. feet)



Total area: approx. 92.6 sq. metres (996.7 sq. feet)

FOR COASTAL, COUNTRY & CITY LIVING

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

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