

CHRISTOPHER HODGSON



Tankerton, Whitstable

£395,000 Freehold



Tankerton, Whitstable

7 Nursery Close, Tankerton, Whitstable, Kent, CT5 1PD

A spacious detached bungalow occupying a generous corner plot, in a desirable cul-de-sac conveniently positioned for access to both Whitstable and Tankerton, the seafront, supermarkets, bus routes and Whitstable mainline station (0.7 miles distant).

The comfortably proportioned accommodation is arranged to provide an entrance hall, a large sitting/dining room, a contemporary kitchen, two bedrooms and a bathroom. There is potential scope for further extension if desired (subject to all necessary consents and approvals being obtained).

Outside, the rear garden extends to 50ft (15m) and has been designed for ease of maintenance, providing the perfect setting in which to relax or entertain. A driveway provides an area of off-street parking and access to a detached workshop.

No onward chain.



LOCATION

Nursery Close is a highly sought after cul-de-sac in a desirable location conveniently situated for access to both Whitstable and Tankerton. 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. Mainline railway services are available at Whitstable (0.7 of a mile distant) offering fast and frequent services to London (Victoria 87 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible linking with the A2/ M2 providing access to London, the Channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting/Dining Room 17'11" x 11'0" (5.45m x 3.36m)
- Kitchen 14'1" x 7'7" (4.29m x 2.30m)

- Bedroom 1 12'11" x 10'0" (3.95m x 3.05m)
- Bedroom 2 10'9" x 9'4" (3.28m x 2.87m)
- Bathroom 8'3" x 5'6" (2.54m x 1.70m)

OUTSIDE

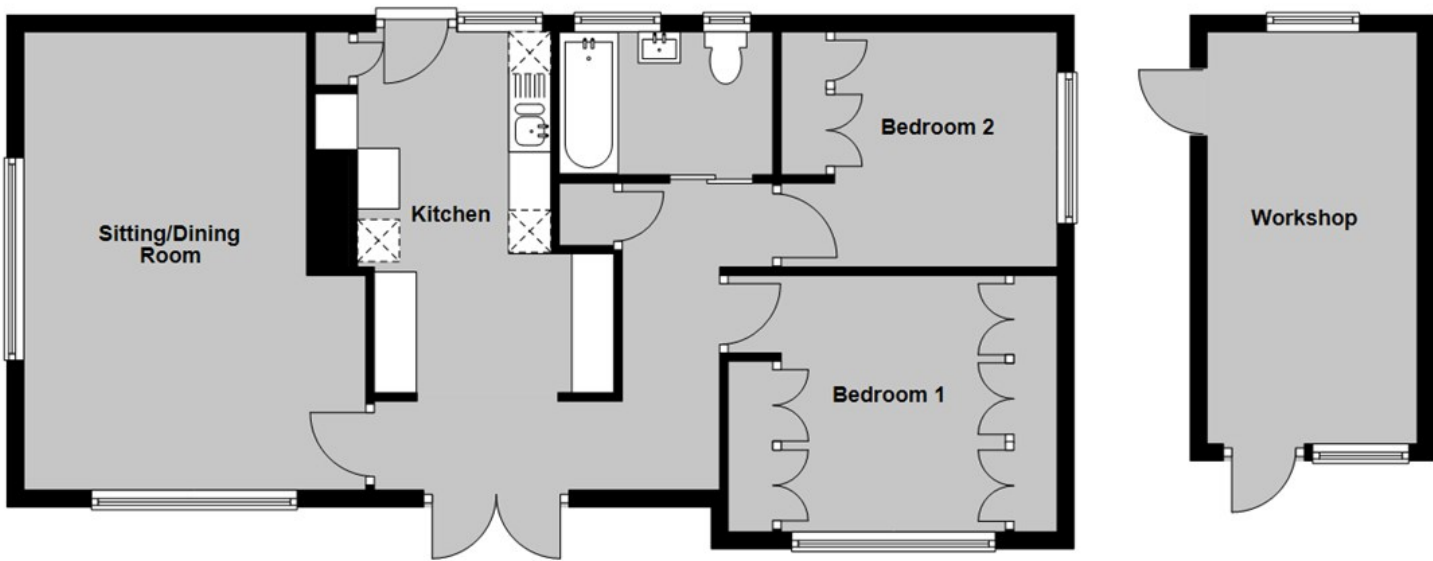
- Garden 50' x 27' (15.24m x 8.23m)
- Workshop 16'0" x 8'2" (4.90m x 2.50m)





Ground Floor

Main area: approx. 69.4 sq. metres (747.5 sq. feet)
Plus outbuildings, approx. 12.3 sq. metres (131.9 sq. feet)



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Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green rating zone)	A		
Energy Efficient (Light green rating zone)	B		
Decent (Yellow rating zone)	C	70	78
Needs Improvement (Orange rating zone)	D		
Low Energy Efficiency (Red rating zone)	E		
Very Low Energy Efficiency (Dark red rating zone)	F		
Very Poor Energy Efficiency (Darkest red rating zone)	G		

England & Wales
EPC Director
2020/01/01

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