CHRISTOPHER HODGSON

Tankerton, Whitstable

Guide Price **£675,000** Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

85A Bennells Avenue, Tankerton, Whitstable, Kent, CT5 2HR

A spacious detached family home ideally situated in a highly desirable location with sea views, moments from Tankerton slopes and seafront, and within close proximity of shops, cafés, restaurants, bus routes, and Whitstable station (1.2 miles).

The accommodation is arranged on the ground floor to provide an entrance hall, a sitting room opening to a dining area, a kitchen, a double bedroom with an en-suite shower room, an additional bedroom/study with sliding patio doors leading to a conservatory, and a bathroom. To the first floor, there are two further double bedrooms, one of which benefits from sea views, and a bathroom with a separate shower enclosure.

The property now requires refurbishment throughout, and there is considerable scope to extend and remodel the existing accommodation (subject to obtaining all necessary consents and approvals).

The delightful rear garden enjoys a South Easterly aspect and extends to 68ft (20m). A driveway provides access to a detached garage and an area of off-street parking. No onward chain.

LOCATION
Bennells Avenue is situated in a much sought after Tankerton location, conveniently positioned for access to both Tankerton high street and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The popular town of Whitstable is approximately 1.4 miles 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

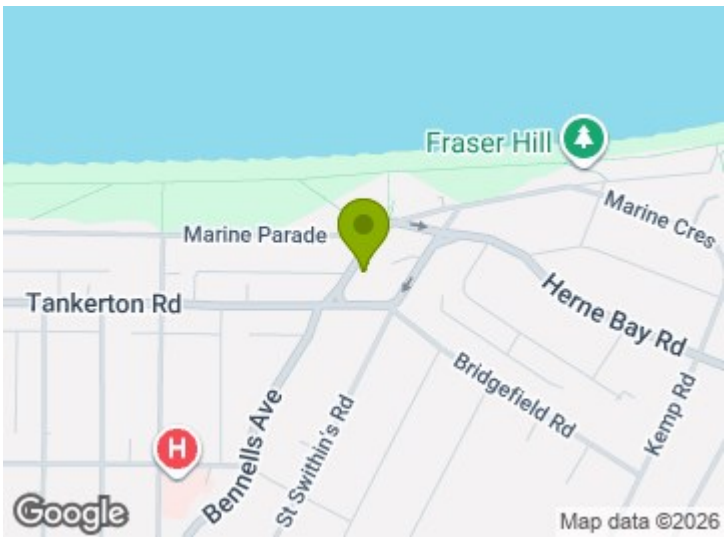
- Entrance Hall
- Sitting Room 19'11" x 12'0" (6.07m x 3.66m)
- Dining Area 10'0" x9'11" (3.05m x3.02m)
- Kitchen 11'11" x 10'0" (3.64m x 3.05m)
- Bedroom 1 15'8" x 10'6" (4.78m x 3.20m)
- En-Suite Shower Room
- Bedroom 4 / Study 11'0" x 8'11" (3.35m x 2.72m)
- Conservatory 12'6" x 8'6" (3.81m x 2.59m)
- Bathroom

FIRST FLOOR

- Bedroom 2 14'4" x 11'6" (4.37m x 3.50m)
- Bedroom 3 15'11" x 11'6" (4.86m x 3.50m)
- Bathroom

OUTSIDE

- Garden 68' x 46' (20.73m x 14.02m)
- Garage 16'5" x 8'4" (5.00m x 2.54m)


Fraser Hill
Marine Cres
Marine Parade
Tankerton Rd
Herne Bay Rd
Bridgefield Rd
Kemp Rd
Bennells Ave
St Swithin's Rd
Google
Map data ©2026

Council Tax Band F. The amount payable under tax band F for the year 2026/2027 is £3,463.76.

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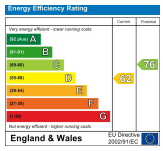

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