



CHRISTOPHER HODGSON



# Tankerton, Whitstable

## 31 Northwood Road, Tankerton, Whitstable, Kent, CT5 2EU

Freehold

A significantly extended and substantial semi-detached family home situated in a prime location within central Tankerton, conveniently positioned in close proximity of shops and amenities on Tankerton Road, highly regarded schools, Whitstable station (0.5 miles) and less than 300 metres from the beachfront.

The rear garden extends to 57ft (17.37m) and has been thoughtfully landscaped to include several seating areas and an area laid to lawn. A smartly finished block paved driveway to the front of the house provides an area of off-street parking.

This exceptional home provides 2009 sq ft (186 sq m) of beautifully presented and versatile accommodation arranged over three floors. To the ground floor there is an entrance hall, a large sitting room, a contemporary kitchen, a conservatory open-plan to a dining room, a utility room, and a cloakroom. The first floor comprises four generous bedrooms, and two smartly fitted bathrooms, with a further double bedroom and en-suite shower room located on the second floor.

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| <p>LOCATION</p> <p>Northwood Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to the seafront, shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The popular town of Whitstable is approximately 0.5 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.</p> <p>ACCOMMODATION</p> <p>The accommodation and approximate measurements (taken at maximum points) are:</p> | <p>GROUND FLOOR</p> <ul style="list-style-type: none"><li>• Entrance Hall</li><li>• Sitting Room 14'10" x 13'0" (4.53m x 3.97m)</li><li>• Kitchen 19'5" x 12'1" (5.92m x 3.68m )</li><li>• Utility Room 8'11" x 5'7" (2.72m x 1.70m)</li><li>• Conservatory 17'7" x 10'3" (5.36m x 3.12m)</li><li>• Dining Room 12'4" x 8'10" (3.76m x 2.69m )</li><li>• Cloakroom</li></ul> <p>FIRST FLOOR</p> <ul style="list-style-type: none"><li>• Bedroom 2 15'0" x 11'9" (4.57m x 3.58m)</li><li>• Bedroom 3 12'2" x 10'10" (3.70m x 3.30m)</li><li>• Bedroom 4 18'2" x 8'3" (5.53m x 2.51m)</li></ul> | <ul style="list-style-type: none"><li>• Bedroom 5 18'1" x 6'10" (5.50m x 2.09m)</li><li>• Shower Room</li><li>• Bathroom</li></ul> <p>SECOND FLOOR</p> <ul style="list-style-type: none"><li>• Bedroom 1 26'7" x 13'5" (8.11m x 4.10m)</li><li>• En-Suite Shower Room</li><li>• Eaves</li></ul> <p>OUTSIDE</p> <ul style="list-style-type: none"><li>• Garden 57" x 29" (17.37m x 8.84m)</li><li>• Storage 18' x 5'3" (5.49m x 1.60m)</li></ul> |
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**ENERGY PERFORMANCE CERTIFICATE**

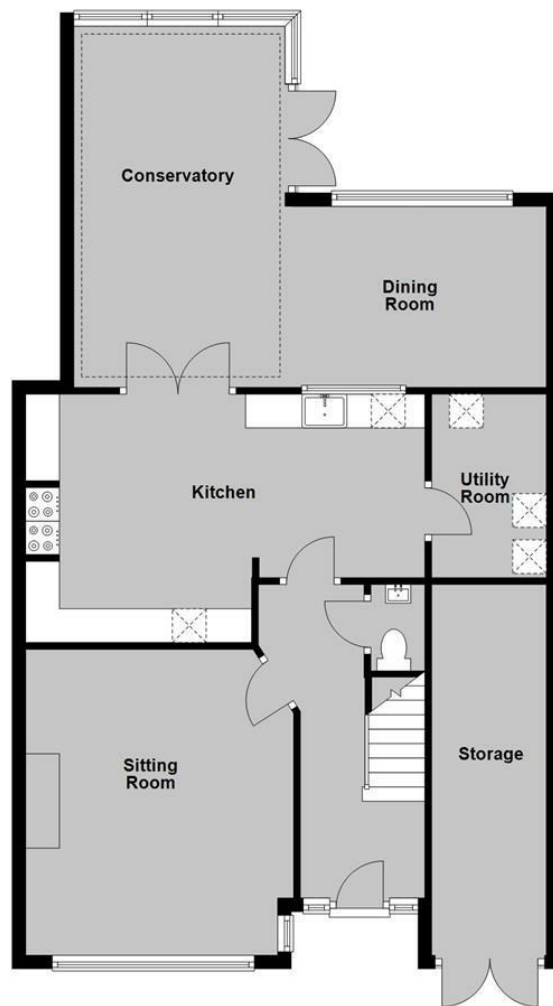
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-plus) <b>A</b>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

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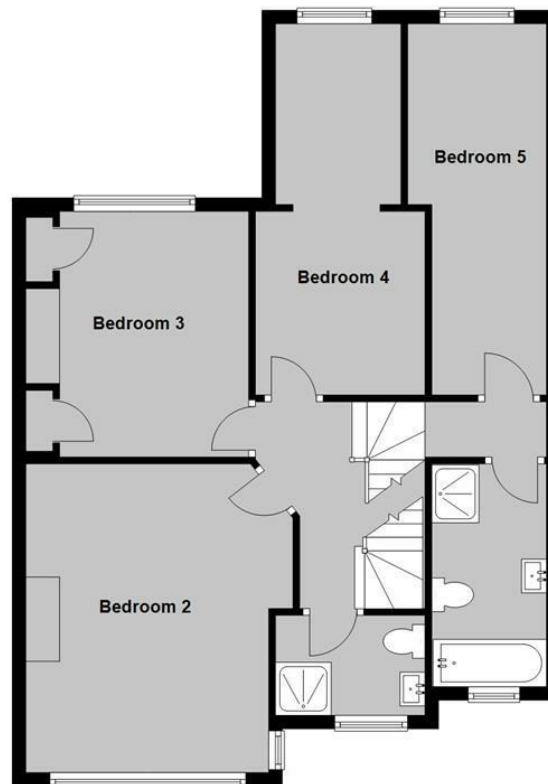
## Ground Floor

Main area: approx. 80.0 sq. metres (861.3 sq. feet)  
Plus storage, approx. 8.8 sq. metres (94.6 sq. feet)



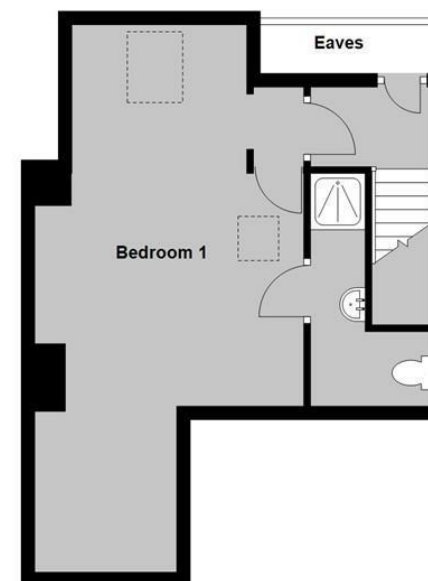
## First Floor

Approx. 72.0 sq. metres (775.1 sq. feet)



## Second Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



Main area: Approx. 186.7 sq. metres (2009.4 sq. feet)  
Plus storage, approx. 8.8 sq. metres (94.6 sq. feet)



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