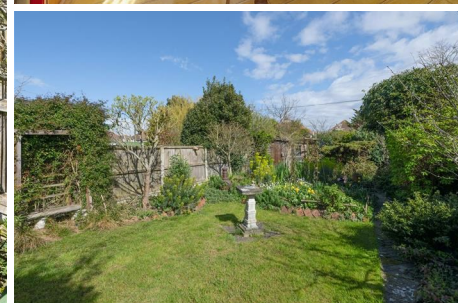


CHRISTOPHER HODGSON



Tankerton, Whitstable
Guide Price £375,000 Freehold



Tankerton, Whitstable

Seacroft, 42 Baddlesmere Road, Tankerton, Whitstable, Kent, CT5 2LB

A charming 1930's semi-detached family home ideally positioned in a much sought after location within central Tankerton, close to shops and amenities, just 350 metres from Tankerton Slopes and seafront and a short stroll to Whitstable mainline station (0.5 miles).

The property would now benefit from a degree of modernisation and there is considerable scope for extension and remodelling (subject to all necessary consents and approvals being obtained).

The existing accommodation is arranged on the ground floor to provide an entrance hall, a sitting room, a kitchen open-plan to a dining room, a utility room and a

cloakroom. To the first floor there are three double bedrooms and a shower room.

The secluded garden extends to 81ft (24m) incorporating a patio area and a garden shed. There may be potential to create off street parking to the front of the house (subject to obtaining all necessary consents and approvals). No onward chain.



LOCATION

Baddlesmere 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 Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway station offers 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. Whitstable is approximately 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, working 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 15'8" x 5'1" (4.79m x 1.55m)
- Sitting Room 14'9" x 11'10" (4.50m x 3.63m)
- Kitchen/Dining Room 16'9" x 14'6" (5.12m x 4.44m)

- Utility Room 9'9" x 5'10" (2.98m x 1.80m)

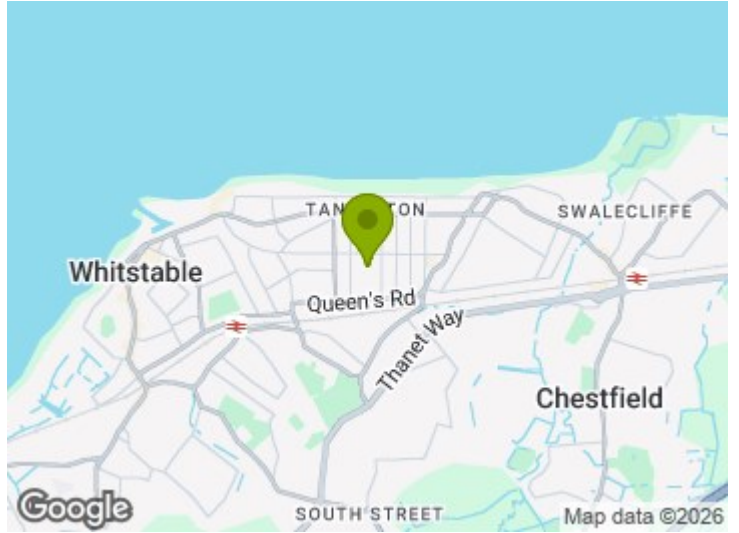
- Cloakroom 5'10" x 2'7" (1.80m x 0.80m)

FIRST FLOOR

- Bedroom 1 12'0" x 11'11" (3.67m x 3.65m)
- Bedroom 2 11'6" x 9'10" (3.53m x 3.02m)
- Bedroom 3 9'6" x 6'11" (2.91m x 2.11m)
- Shower Room 6'3" x 4'10" (1.91m x 1.49m)

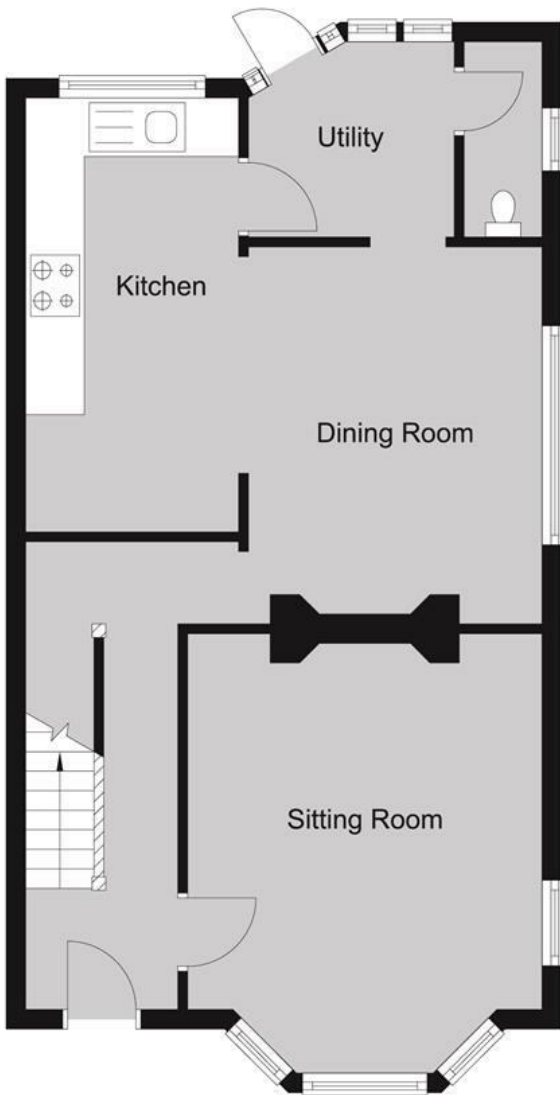
OUTSIDE

- Garden 81ft x 22ft (24.69mft x 6.71mft)



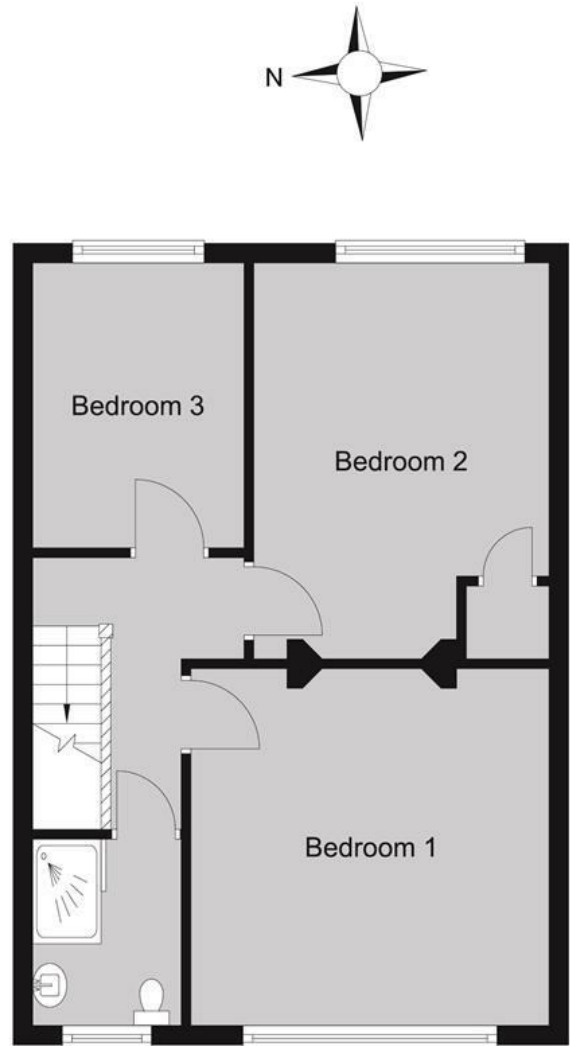
Ground Floor

Main area: approx. 52.1 sq. metres (560.8 sq. feet)



First Floor

Main area: approx. 32.9 sq. metres (354.1 sq. feet)



Main area: Approx. 85.0 sq. metres (914.93 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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 Estate 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 floor 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.

Energy Efficiency Rating		Current	Target
Energy Efficiency	A		
Energy Conservation	B		
Overall	C	73	
Energy Efficiency	D		
Energy Conservation	E		
Overall	F		
Energy Efficiency	G		
Energy Conservation	H		
Overall	I		

England & Wales
EPC Directive
2002/91/EC

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

