

CHRISTOPHER HODGSON



Tankerton, Whitstable
Guide Price £400,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

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)

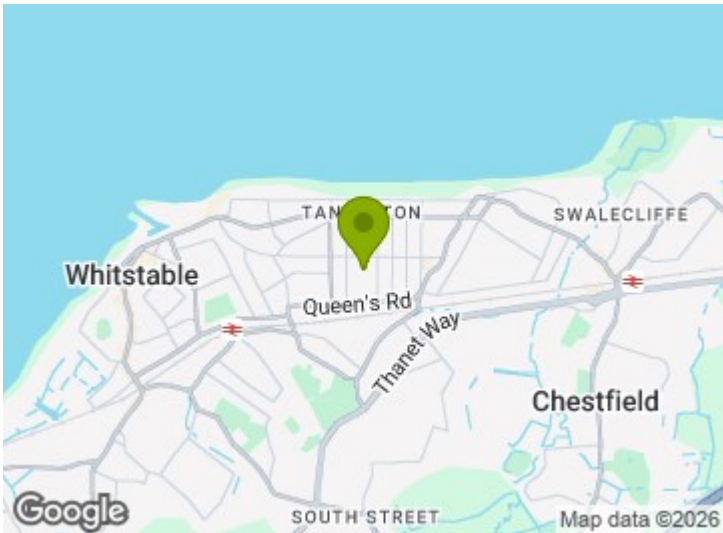
- Cloakroom 5'10" x 2'7" (1.80m x 0.80m)

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)

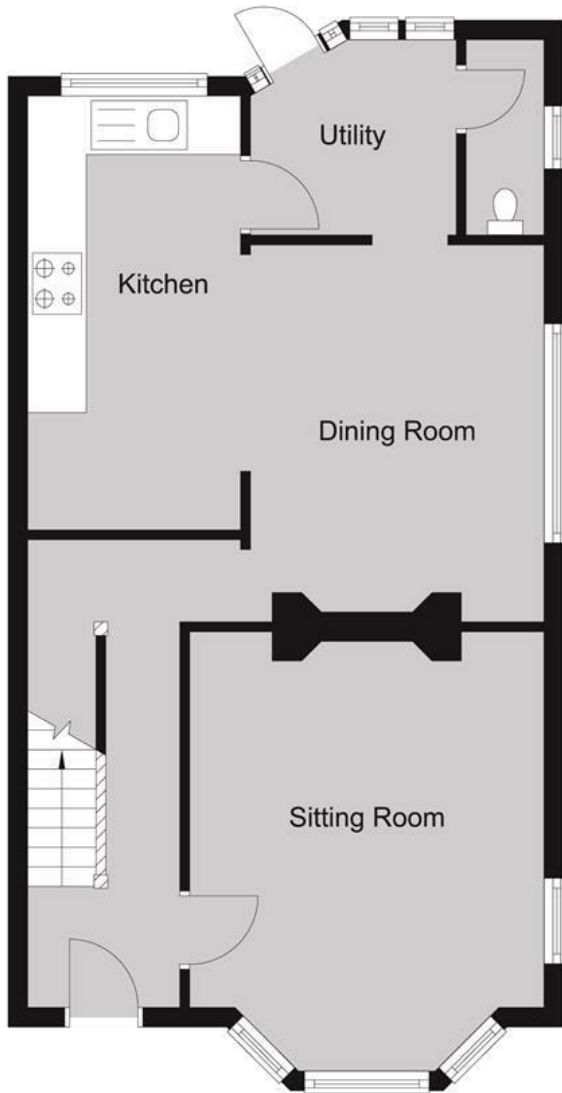
OUTSIDE

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



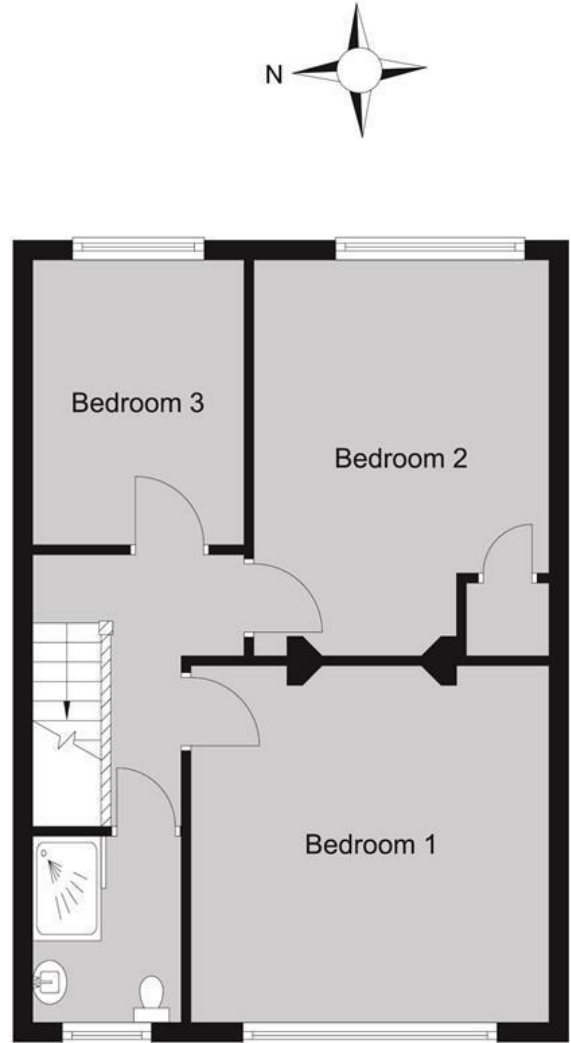
Ground Floor

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	F		
Worst energy inefficient (oldest properties)	G		
England & Wales		Current	Potential

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