



CHRISTOPHER HODGSON

Tankerton, Whitstable

11 Northwood Road, Tankerton, Whitstable, Kent, CT5 2ES

Freehold

A beautifully presented detached family home situated in a prime central location, 250 metres from the seafront and 400 metres from the harbour, with the shops and amenities of Whitstable High Street and Tankerton Road within easy walking distance. It is a short distance from highly regarded schools and from Whitstable mainline station (700 metres).

The exceptionally spacious and versatile accommodation benefits from high ceilings throughout and comprises a large reception hall, a sitting room with a wood-burning stove, a dining room, a contemporary kitchen/breakfast room with bi-folding doors opening onto the garden, and a stylish shower room. To the first floor, there are four double bedrooms, a well-appointed bathroom, and a separate cloakroom.

The delightful rear garden extends to 71 ft (21.6 m) and has been thoughtfully landscaped to include a natural stone terrace, a pond with raised deck and walkway leading to a summer house, and a workshop suitable for a variety of uses. To the rear of the property, there is an area of off-street parking accessed via a right of way from both Northwood Road and Tower Road. No onward chain.

LOCATION

Northwood Road is situated in a much sought after central Whitstable/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 station offers frequent services to London (Victoria) in approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. Whitstable's bustling Harbour Street is approximately 700 metres away, 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

- Reception Hall 17'4" x 11'6" (5.28m x 3.51m)
- Sitting Room 14'2" x 12'9" (4.32m x 3.88m)
- Dining Room 12'11" x 12'9" (3.94m x 3.88m)
- Kitchen/Breakfast Room 13'11" x 11'6" (4.25m x 3.51m)
- Shower Room

FIRST FLOOR

- Bedroom 1 17'0" x 12'9" (5.17m x 3.89m)

- Bedroom 2 12'9" x 12'9" (3.88m x 3.89m)
- Bedroom 3 11'6" x 10'10" (3.51m x 3.30m)
- Bedroom 4 11'5" x 10'3" (3.48m x 3.12m)
- Bathroom
- Cloakroom

OUTSIDE

- Garden 71' x 31' (21.64m x 9.45m)
- Summer House 9'2" x 7'6" (2.79m x 2.29m)
- Workshop 12'2" x 9'2" (3.71m x 2.79m)
- Off Street Parking



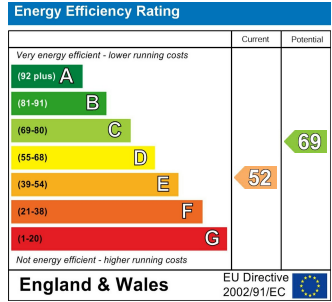




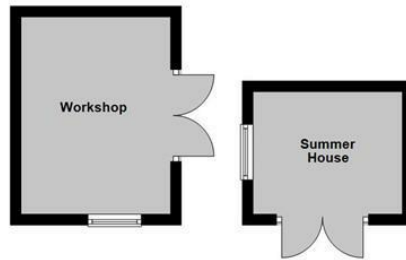


Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

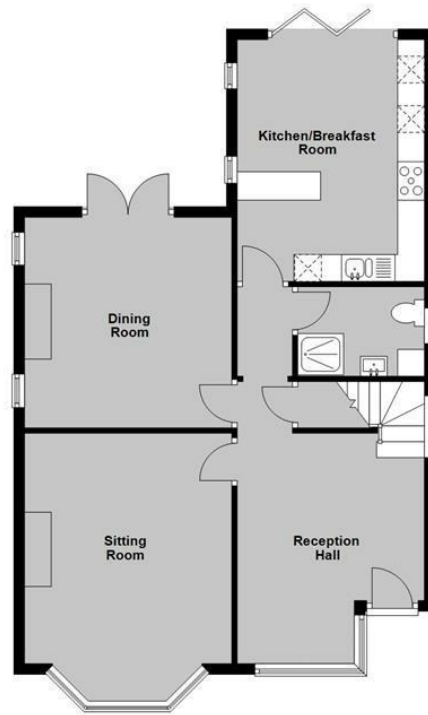
ENERGY PERFORMANCE CERTIFICATE



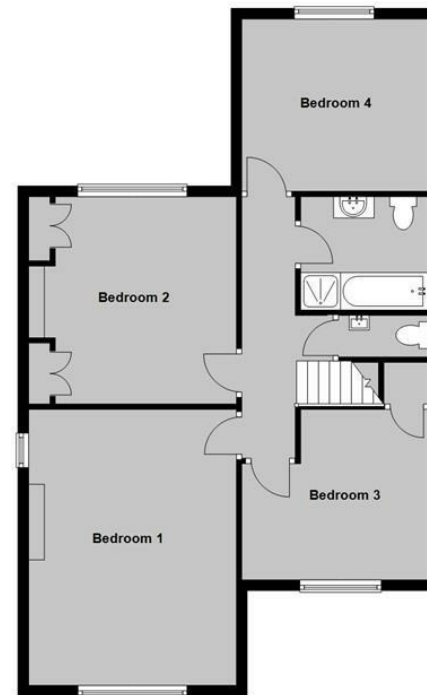
Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours 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.



Ground Floor
Main area: approx. 73.3 sq. metres (788.5 sq. feet)
Plus outbuildings: approx. 16.8 sq. metres (180.7 sq. feet)



First Floor
Approx. 73.7 sq. metres (793.2 sq. feet)



Main area: Approx. 146.9 sq. metres (1581.7 sq. feet)
Plus outbuildings: approx. 16.8 sq. metres (180.7 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe