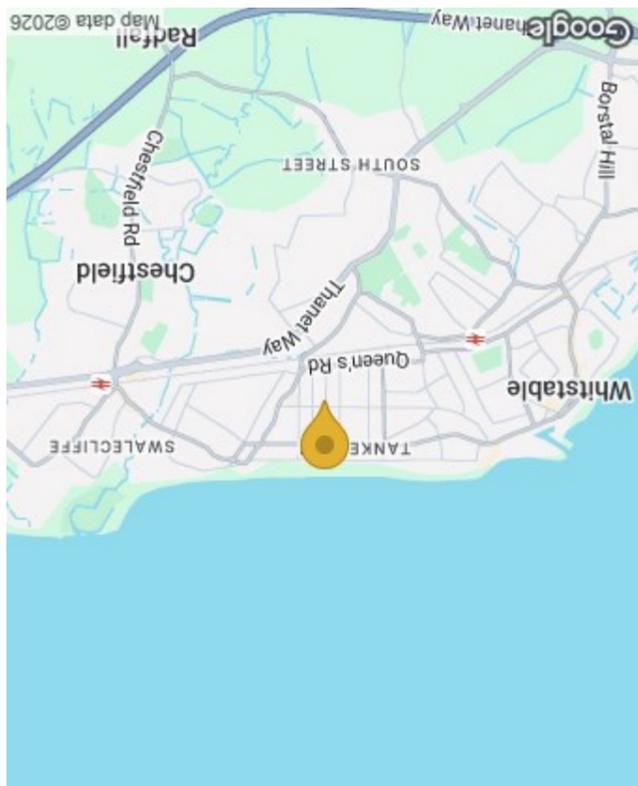




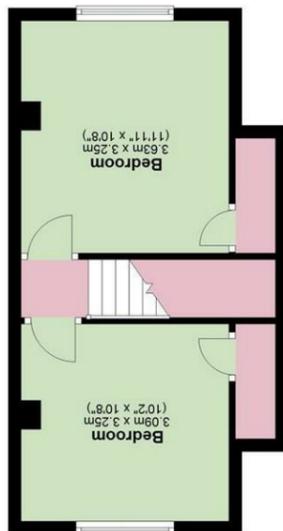
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO2 emissions	(A) (92 plus)
Energy efficient - lower CO2 emissions	(B) (81-91)
Decent	(C) (69-80)
Below average energy efficiency	(D) (55-65)
Poor energy efficiency	(E) (39-54)
Very poor energy efficiency - higher CO2 emissions	(F) (21-38)
Very poor energy efficiency - higher CO2 emissions	(G) (1-20)

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(A) (81-91)
Energy efficient - lower running costs	(B) (69-80)
Decent	(C) (55-65)
Below average energy efficiency	(D) (39-54)
Poor energy efficiency	(E) (21-38)
Very poor energy efficiency - higher running costs	(F) (1-20)
Very poor energy efficiency - higher running costs	(G) (1-20)



Total area: approx. 70.8 sq. metres (762.0 sq. feet)



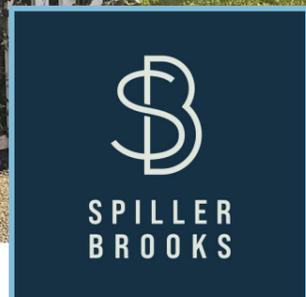
First Floor
Approx. 28.9 sq. metres (311.0 sq. feet)



Ground Floor
Approx. 41.9 sq. metres (451.0 sq. feet)



42 Manor Road
Tankerton, Whitstable, CT5 2JS



Working for you and with you

**42 Manor Road
Tankerton, Whitstable, CT5 2JS**

Chain Free Sale – Favoured Tankerton location

Superb potential in a highly sought-after location, just minutes from the seafront and a wide range of shops and amenities. A much-loved home for many years, this property now presents an exciting opportunity for a new family or buyer to enhance and potentially extended (STPP) to create a bespoke coastal residence.

Comfortable and well-proportioned throughout, the accommodation comprises a kitchen/diner, lounge, inner lobby, ground-floor bathroom, and a useful utility porch providing access to the rear garden. To the first floor are two double bedrooms.

The rear garden is a wonderful blank canvas providing scope to design and landscape a private outdoor space to suit individual tastes.

Combining traditional seaside charm with modern convenience, Tankerton offers an attractive lifestyle by the coast.

£325,000



Entrance Hall

Upvc double glazed entrance door. Stairs to the first floor and doors to the lounge and kitchen/diner. Parquet flooring.

Kitchen/Diner

13.5 x 13'1 max (3.96m.1.52m x 3.99m max)
Upvc double glazed window to the side and Crittal window overlooking the utility porch. Matching wall, base and drawer units with tiled worktop over and inset 1½ bowl stainless steel sink unit with mixer tap. Free standing electric double oven and grill. Wall mounted Vaillant combination boiler. Fireplace with coal effect gas fire (not tested). Wall mounted cupboard housing consumer unit. Radiator. Telephone point. Parquet flooring. Opening to the rear lobby.

Rear Lobby

Double power point. Door to bathroom and door with obscure window to the utility porch. Parquet flooring.

Bathroom

6'6 x 5'8 (1.98m x 1.73m)
Crittal framed obscure window to the side into the utility porch. Suite comprising bath with mixer tap and hand held shower attachment, pedestal wash hand basin and close coupled WC. Electric heated towel rail. Tiled walls.

Utility Porch

8'10 x 6'1 (2.69m x 1.85m)
Upvc double glazed windows and doors to the rear garden. Plumbing for washing machine. Tap. Double power point. Light. Parquet flooring.

Lounge

13'1 x 11'11 (3.99m x 3.63m)
Upvc double glazed windows to the front and side. Fireplace with feature gas fire. Television point and aerials. Plate rack. Parquet flooring.

Landing

Access to loft.

Bedroom 1

11'11 x 10'8 max (3.63m x 3.25m max)
Upvc double glazed window to the front. Built in cupboard. Picture rail.

Bedroom 2

10'8 x 10'2 (3.25m x 3.10m)
Upvc double glazed window overlooking the rear garden. Built in cupboard.

Rear Garden

Blank canvas with two storage sheds and a summerhouse. Small patio. Pedestrian access gate.

Tenure

This property is Freehold.

Council Tax Band

Band C £2,047.33 2025/26
(we respectfully suggest that interested parties make their own enquiries)

Floorplans & Dimensions

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Further Information

Please be aware the seller does not live at this property and may not therefore be able to verify any property particulars or material information related to this property.

Adaptions

Please note there are no adaptions to this property.

Location & Lifestyle Amenties

Tankerton is a highly desirable coastal suburb, renowned for its relaxed seaside atmosphere, attractive seafront, and strong sense of community. The area is particularly famous for its picturesque promenade, unique colourful beach huts and stunning coastal walks.

One of the many benefits of being a local is having Whitstable Castle and its beautifully maintained grounds right on your doorstep.

Whitstable and Tankerton are well served by a range of convenient transport links, making them ideal for both commuters and those who enjoy easy regional access.

Whitstable railway station offers direct services to London, as well as regular connections to Canterbury and the wider Kent network, while nearby bus routes provide frequent services throughout the town and surrounding areas.

The area benefits from excellent road connections, with the A299 linking directly to the A2 and M2 for convenient travel across Kent and beyond.

