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Gore Lodge, Fitzroy Road, Whitstable, CT5 2FA

£350,000

2 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

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KEY FEATURES

- Ground Floor Apartment
- Two Bedrooms
- Ensuite To Master Bedroom
- Allocated Parking Space
- Modern Throughout
- Under Floor Heating
- Share Of Freehold
- Close To Local Shops
- Close To The Seafront

TENURE	Share of Freehold
COUNCIL TAX	Band D
EPC RATING	B (82)











About this home

Situated in a highly sought-after location in the heart of Tankerton, this beautifully presented two bedroom ground floor apartment forms part of Gore Lodge, a purpose-built development on the corner of Fitzroy Road and Tankerton Road. Ideally positioned just moments from Tankerton's popular shops, cafés, restaurants and the seafront, the property offers modern, comfortable living in a fantastic coastal setting. Further benefits include a share of the freehold, approximately 988 years remaining on the lease, underfloor heating and allocated parking.

Internally, the apartment is modern and well presented throughout, with a spacious open plan lounge, kitchen and dining area providing the perfect space for both everyday living and entertaining. Several windows allow an abundance of natural light to fill the room, creating a bright and welcoming atmosphere.

The contemporary kitchen is thoughtfully incorporated into the living space, offering a practical and sociable layout.

The main bedroom is a generously sized double and benefits from its own en-suite shower room. There is a second bedroom, which would also make an ideal guest room or home office, along with a modern family bathroom completing the accommodation. Underfloor heating throughout adds an extra level of comfort to this attractive apartment.

Outside, the property benefits from an allocated parking space, together with a visitors' parking space, a particularly valuable feature in such a convenient location.

Gore Lodge occupies an enviable position in Tankerton, renowned for its charming independent shops, cafés and restaurants along Tankerton Road.

The beautiful Tankerton Slopes and seafront are just a short stroll away, offering picturesque coastal walks, colourful beach huts and stunning views across the Thames Estuary. The vibrant harbour town of Whitstable is also within easy reach, famous for its oysters, independent boutiques and excellent selection of restaurants. Whitstable railway station provides services towards London, making the location equally appealing to commuters and those looking to enjoy a relaxed coastal lifestyle.

With its modern accommodation, excellent location, allocated parking and the added advantage of a share of the freehold, this superb ground floor apartment would make an ideal permanent residence, coastal retreat or investment opportunity.

Lease We understand from the seller(s) the lease is for 999 years from 2015. We understand from the seller(s) the ground rent is £0 and the maintenance is £1,700 Per Annum.



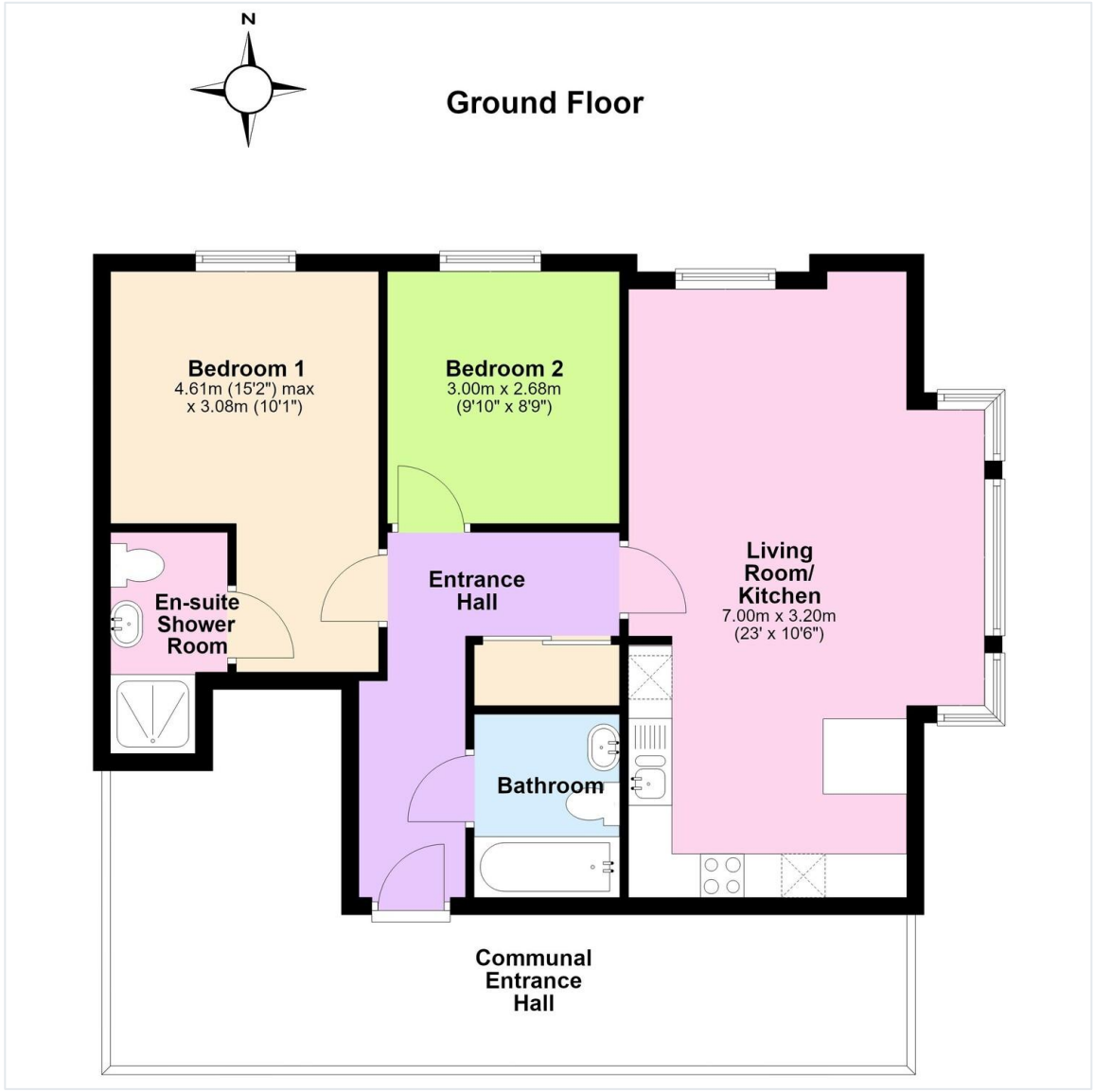





OPEN
FITZROY ROAD







Key information

APPROX. FLOOR AREA
678 sq ft (63 sq m)

EPC RATING
B (82)

COUNCIL TAX
Band D

TENURE
Share of Freehold

Take the 3D tour

Scan to walk through this home online, any time.

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112 High Street, Herne Bay, Kent CT6 5JY
01227 362248 · mail@davidclarke.co.uk
davidclarke.co.uk

Important notice: these particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements, floor areas and floorplans are approximate and for illustration only, and should not be relied upon as statements of fact. Services, systems and appliances have not been tested and no guarantee is given as to their condition or working order. Fixtures and fittings are only included if mentioned. Buyers should make their own enquiries and inspection before proceeding.

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Arrange a viewing

Call 01227 362248 or email mail@davidclarke.co.uk

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Take the 3D tour

Scan with your phone camera to walk through this home, any time.