

CHRISTOPHER HODGSON



Tankerton, Whitstable

£465,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Tankerton, Whitstable

60 Baddlesmere Road, Tankerton, Whitstable, Kent, CT5 2LA

A significantly extended semi-detached chalet bungalow situated in a highly desirable and convenient central location, moments from shops and amenities, Tankerton Slopes and the seafront (320 metres), and a short stroll to Whitstable station which is one mile distant.

The bright and spacious accommodation is arranged on the ground floor to provide an entrance porch, a reception hall, a large living room with doors opening to the garden, a kitchen, two double bedrooms, and a shower room. The first floor comprises a further double bedroom with an

en-suite shower room. The property would now benefit from a degree of modernisation.

The mature and established rear garden extends to 59ft (18m) and incorporates two detached single garages which are accessed via a 10ft right of way from Queens Road (subject to all necessary consents and approvals being obtained). A brick paved driveway to the front of the property provides an area of off street parking. 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 Porch
- Reception Hall 13'7" x 11'11" (4.15m x 3.62m)
- Living Room 26'11" x 11'6" (8.20m x 3.50m)

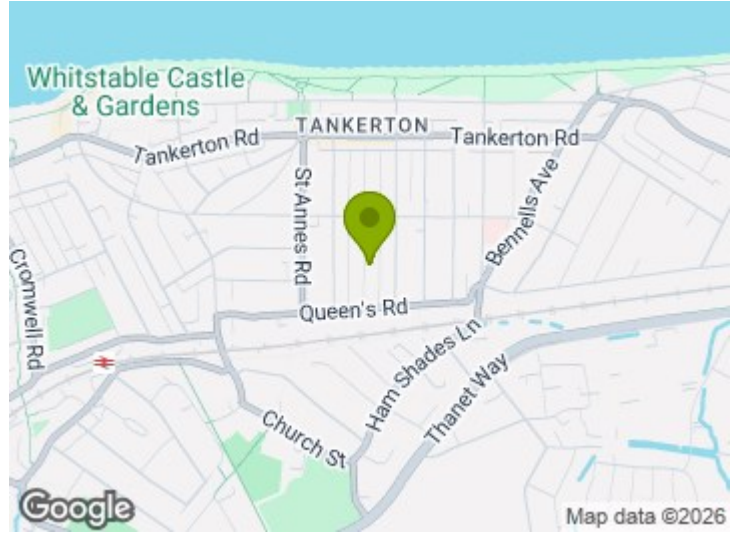
- Kitchen 12'0" x 11'7" (3.65m x 3.54m)
- Shower Room
- Bedroom 2 11'6" x 11'11" (3.51m x 3.63m)
- Bedroom 3 11'3" x 10'6" (3.43m x 3.20m)

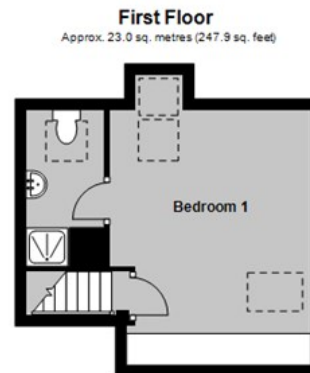
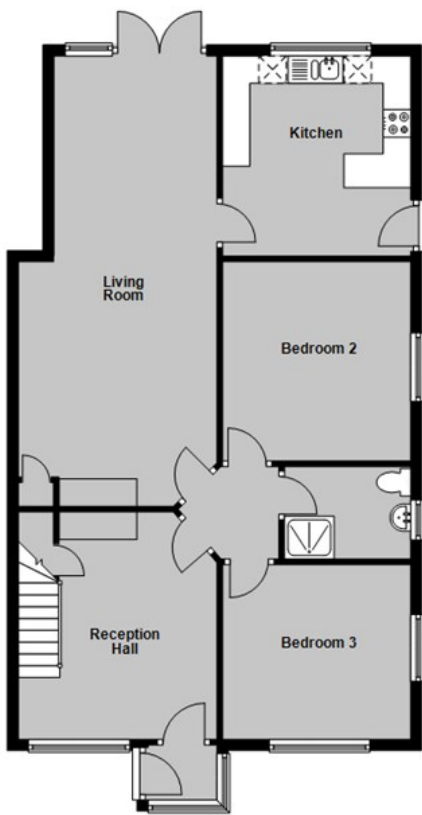
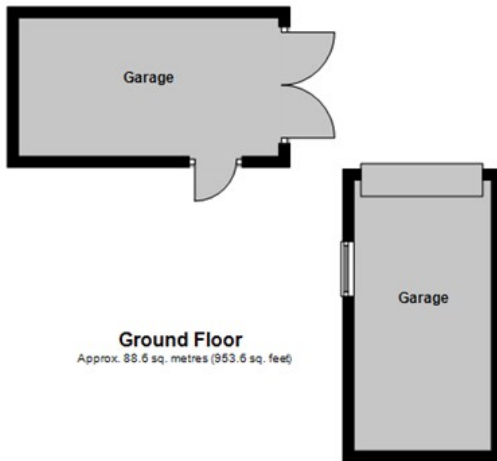
FIRST FLOOR

- Bedroom 1 15'3" x 11'9" (4.65m x 3.57m)
- En-Suite Shower Room

OUTSIDE

- Garden 58'11" x 28'6" (17.98m x 8.69m)
- Garage
- Garage





Total area: approx. 111.6 sq. metres (1201.5 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,397.99.

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Energy Efficiency Rating		Current	Target
100 Energy efficient (green rating scale)	A		
75-99 Energy efficient (light green rating scale)	B		
50-74 Energy efficient (yellow rating scale)	C		
25-49 Energy efficient (orange rating scale)	D		
10-24 Energy efficient (red rating scale)	E		
1-9 Energy inefficient (dark red rating scale)	F		
0 Energy inefficient (darkest red rating scale)	G		
England & Wales		2020	2025

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