

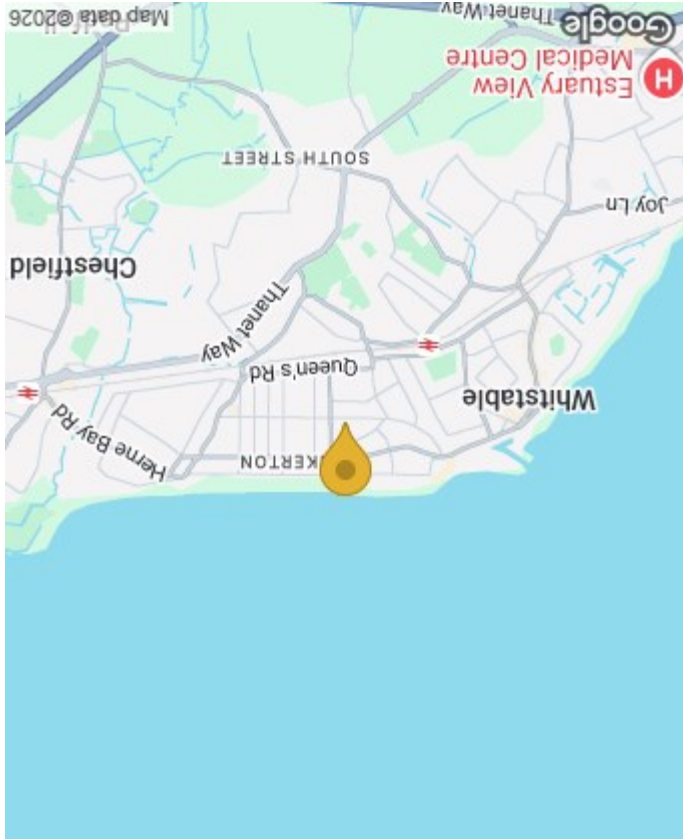


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England & Wales		
EU Directive 2002/91/EC	Current	Potential
Very energy efficient - lower CO ₂ emissions (92 plus)	A	(81-91)
Not environmentally friendly - higher CO ₂ emissions (1-20)	G	(21-38)

England & Wales		
EU Directive 2002/91/EC	Current	Potential
Very energy efficient - lower running costs (1-20)	A	(81-91)
Not environmentally friendly - higher running costs (21-38)	G	(21-38)



43 Northwood Road
Whitstable, CT5 2EZ



Working for you and with you

43 Northwood Road
Whitstable, CT5 2EZ

Ideally positioned for easy access to both the highly regarded coastal town of Whitstable and sought-after Tankerton, this end-of-chain, ground floor flat offers generously proportioned accommodation and an exciting opportunity to create a wonderful home by the sea.

Now requiring refurbishment and ready to be restored to its former glory, the property offers an excellent blank canvas for those looking to put their own stamp on a home. Whether intended as a full-time residence, weekend retreat or holiday home, this is a superb opportunity to embrace the relaxed and increasingly sought-after coastal lifestyle.

From the outside, the property has the attractive appearance of a traditional house, while internally it comprises just two self-contained flats, providing a sense of privacy and independence. A share of the freehold, 999-year lease from 1995, driveway, garage and its own private rear garden add to the appeal.

The location is particularly desirable for those wishing to enjoy all that coastal living has to offer. Whitstable and Tankerton provide picturesque beaches, scenic coastal walks, independent shops, cafés, restaurants and vibrant local markets, while the promenade and seafront offer wonderful opportunities to enjoy fresh sea air and stunning sunsets.

With the potential to transform the existing accommodation into a stylish and comfortable home, this property represents a fantastic opportunity to create your ideal coastal escape and enjoy the many lifestyle benefits of living close to the sea.

£275,000



Living Room
18'3 x 12' (5.56m x 3.66m)

Kitchen
10'4 x 9'11 (3.15m x 3.02m)

Bathroom

Bedroom 1
14' x 11'7 (4.27m x 3.53m)

Bedroom 2
11'11 x 9'11 (3.63m x 3.02m)

Detached Garage
16'3 x 8'6 (4.95m x 2.59m)

Rear Garden

Front Garden

Important Information
Please be aware the seller is not familiar with this property and is therefore not able to verify any property particulars or material information related to this property.

Tenure
The property is Share of the Freehold

Lease length - 999 Years from 1995 - 968 years remaining

Service Charge - We understand that no fixed service charge is currently payable, with any charges arising on an as-and-when-required basis.

All leasehold information is subject to verification by the seller's solicitors and should be independently confirmed by a purchaser's legal adviser at the time of a transaction.

Council Tax Band
Band: Band C : £2,131.55 2026/27
(We respectfully suggest that interested parties make their own investigations)

Floorplans and Dimensions
Floorplans are intended to give a general indication of the property layout. Room dimensions are approximate, measured at the maximum points and provided for guidance only. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Adaptations
There are no adaptations to this property.

Location & Amenities
Tankerton beach, slopes and picturesque seafront (0.4 miles) - an array of events take place on the slopes throughout the year.

Shopping facilities are available in Tankerton Road, including a Post Office in Tesco Express (0.4 miles), restaurants, cafes, bakeries and more.

Train services to both London Victoria and London St Pancras are available from Whitstable Railway Station (0.6 miles) - The coastal line also provides easy connections to a host of popular seaside destinations, including Herne Bay, Margate and Ramsgate.

Whitstable (approx 0.6 mile) offers an excellent selection of independent retailers, from stylish clothes boutiques and artisan delicatessens to welcoming cafés, restaurants and specialist shops, alongside its famous working harbour and picturesque seafront.

There is also a thriving creative scene in Whitstable with galleries, studios, and regular local events alongside excellent opportunities for water sports including sailing, windsurfing and kitesurfing.

Sainsburys superstore (1.9 miles) / Tesco superstore (1.5 miles).

Tankerton & Whitstable are well served for medical facilities
Whitstable Medical Centre (1.6 miles)
Chestfield Medical Centre (2 miles)
Estuary View Medical Centre (2 miles) provides GP care alongside an urgent treatment/minor injury unit, X-ray facilities and specialized outpatient clinics

Frequent bus services to local towns are nearby in Tankerton Road.

The A299 is easily accessible for access to both the A2 and M2.

