

CHRISTOPHER HODGSON



Tankerton, Whitstable
£185,000 Leasehold



Tankerton, Whitstable

Flat 1, 22 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AB

This bright, spacious, and smartly presented ground floor flat was created following the conversion of an attractive period building and is ideally situated between Tankerton and Whitstable, moments from the beach and a short walk to Whitstable's fashionable town centre with its highly regarded restaurants and independent shops, bus routes and Whitstable Station (0.6 miles).

The accommodation is tastefully presented in smart contemporary style throughout and arranged to provide a generous living room with bay window, open-plan to a

stylish modern kitchen, a double bedroom with doors opening to an attractive decked terrace which enjoys a South Easterly aspect, and an en-suite bathroom.

There is a further area of private courtyard garden to the front of the property. No onward chain.



LOCATION

Tankerton Road is a much sought after road, conveniently positioned for access to both Whitstable and Tankerton, local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

- Communal Entrance Hall
- Living Room 19'0" x 14'8" (5.80m x 4.46m)
- Kitchen
- Bedroom 14'8" x 12'7" (4.47m x 3.84m)
- En-Suite Bathroom 6'4" x 5'11" (1.93m x 1.80m)

OUTSIDE

- Courtyard Garden (Front) 12'9" x 12'5" (3.9m x 3.8m)
- Courtyard Garden (Rear) 7'10" x 5'10" (2.4m x 1.8m)

Lease

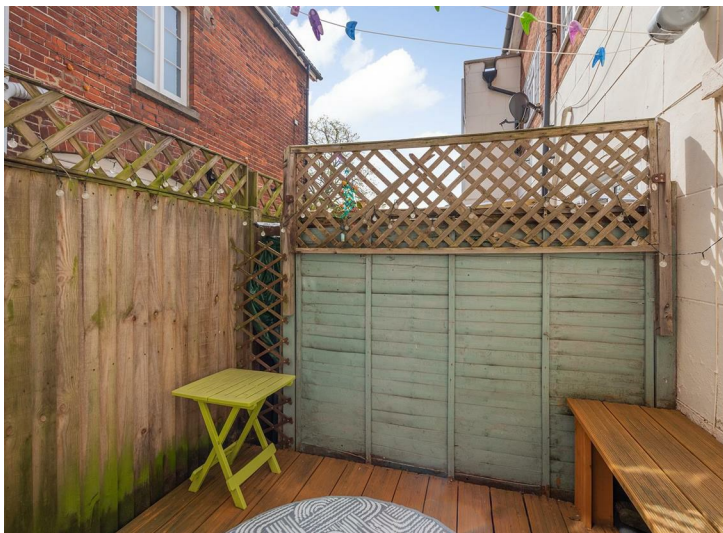
The property is being sold with the remainder of a 125 year lease from and including 1 January 2014 (subject to confirmation from vendor's solicitor).

Ground Rent

£100 per annum (subject to confirmation from vendor's solicitor).

Service Charge

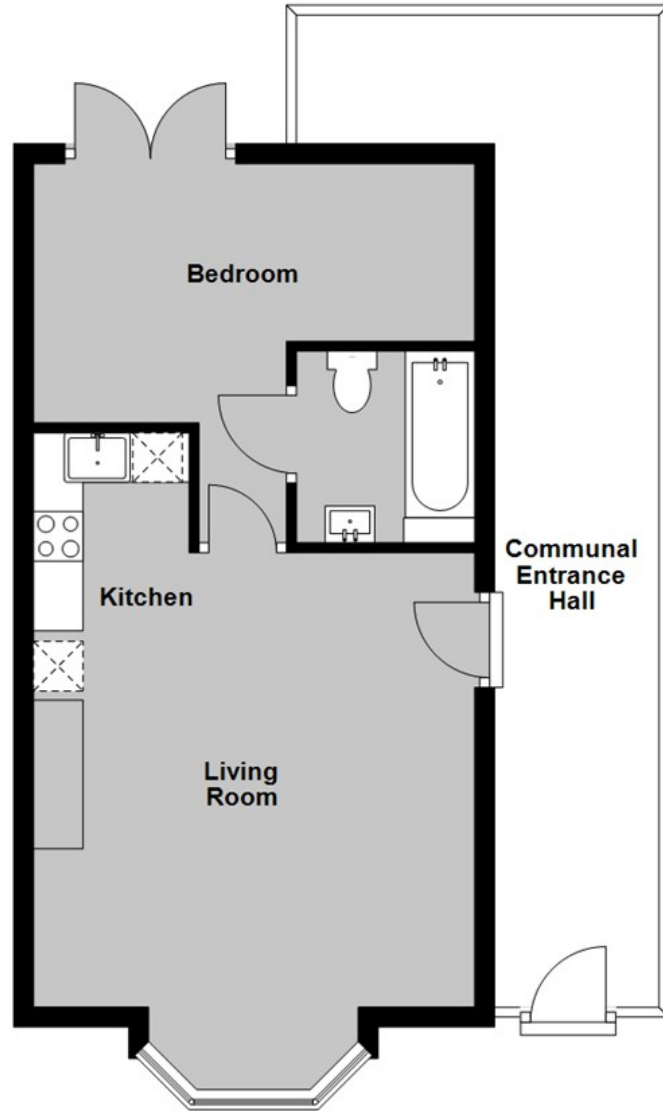
We have been advised that the Service Charge for the year 2025/2026 will be £1,152.24 (subject to confirmation from vendor's solicitor).





Ground Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 39.0 sq. metres (419.4 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2026/2027 is £1,598.66.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C	69	74
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
England & Wales			

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