Tankerton, Whitstable
£475,000 Freehold
A significantly extended detached chalet bungalow in a desirable location less than half a mile from Tankerton slopes and seafront, shops, schools, bus routes, JoJo’s restaurant and Chestfield and Swalecliffe station (0.4 miles).

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting room, a versatile reception room opening to the garden, a kitchen/breakfast room, double bedroom, utility room/study, shower room and a cloakroom. To the first floor there are a further two double bedrooms and a family bathroom.

The rear garden enjoys a Westerly aspect and extends to 65’7 (20m). An attached garage and driveway provide parking for a number of vehicles.

Location
Kemp Road is situated in a much sought after location, conveniently positioned for access to Tankerton. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Chestfield and Swalecliffe station (0.4 miles distant) and Whitstable station (1.4 miles distant) offer frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The popular town of Whitstable is than 1.8 miles distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, 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 are:

- Entrance Hall
- Sitting Room 14’11” x 13’5” (4.55m x 4.09m) at maximum points.
- Reception Room 16’5” x 11’0” (5.01m x 3.36m)
- Kitchen/Breakfast Room 16’5” x 11’1” (5.01m x 3.37m) at maximum points.
- Bedroom 3 10’7” x 8’4” (3.22m x 2.54m)
- Utility Room/Study 8’0” x 7’2” (2.44m x 2.18m) at maximum points.
- Shower Room
- **Cloakroom**
- **Bedroom 1**
  16'5" x 10'8" (5.01m x 3.25m) at maximum points.
- **Bedroom 2**
  12'11" x 11'1" (3.94m x 3.37m) at maximum points.
- **Bathroom**
  7'11" x 6'0" (2.41m x 1.83m) at maximum points.
- **Rear Garden**
  65'7" x 35'6" (19.99m x 10.82m) at maximum points.
- **Driveway**
- **Garage**

**Video Tour Available**

We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.
Council Tax Band D. The amount payable under tax band D for the year 2020/2021 is £1849.97

Total area: approx. 119.2 sq. metres (1282.9 sq. feet)

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. t: 01227 266441

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