



Tankerton, Whitstable

73 Marine Parade, Tankerton, Whitstable, Kent, CT5 2BA

A substantial detached chalet bungalow enjoying a prominent position on Tankerton's much sought after Marine Parade, from where it commands far reaching, uninterrupted views of the sea and beyond.

The property offers considerable scope for extension and remodelling (subject to all necessary consents and approvals being obtained) with inspiration being drawn from neighbouring properties, and which once complete would result in an exceptional sea facing residence. The ground floor accommodation comprises an entrance porch, two generous reception rooms, a kitchen, two bedrooms, a study / third bedroom, a bathroom and a cloakroom. The first floor is occupied by the principal bedroom, which includes an en-suite bathroom.

The South facing rear garden extends to 97ft (30m). A detached garage and carriage driveway provides off road parking for a number of vehicles. There is potential to create additional parking to the rear of the garden (subject to consents and approvals), with access via a 10ft right of way from Bennells Avenue. No onward chain.

Location

Marine Parade is considered to be one of the most sought after residential locations in Tankerton. Being on the seafront not only means that you can take full advantage of the views but also of the comprehensive range of shopping facilities and other amenities at Tankerton which are but a short walk away. Whitstable is approximately 1.4 miles distant offering further educational, recreational and leisure amenities including water sports activities together with the sea food restaurants for which the town has become renowned. There is also a mainline railway station offering fast and frequent services to London. The A299 is also easily accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and subsequent motorway network.

Accommodation

The accommodation and approximate measurements are:

• Entrance Porch

• Sitting Room

26'8" x 15'10" (8.15m x 4.85m)
at maximum points.

• Kitchen

14'10" x 13'6" (4.52m x 4.11m)
at maximum points.

• Dining Room

20'1" x 13'0" (6.11m x 3.96m)

• Study/Bedroom 3

17'11" x 8'7" (5.46m x 2.61m)

• Bedroom 2

12'9" x 11'11" (3.88m x 3.62m)
at maximum points.

• Bathroom

10'10" x 6'8" (3.30m x 2.03m)
at maximum points.

• Bedroom 1

18'10" x 11'11" (5.74m x 3.63m)
at maximum points.

• Bathroom

7'1" x 6'9" (2.16m x 2.06m)
at maximum points.

• Detached Garage

23'10" x 10'1" (7.26m x 3.07m)
at maximum points.

• Rear Garden

97' x 47' (29.57m x 14.33m)
at maximum points.

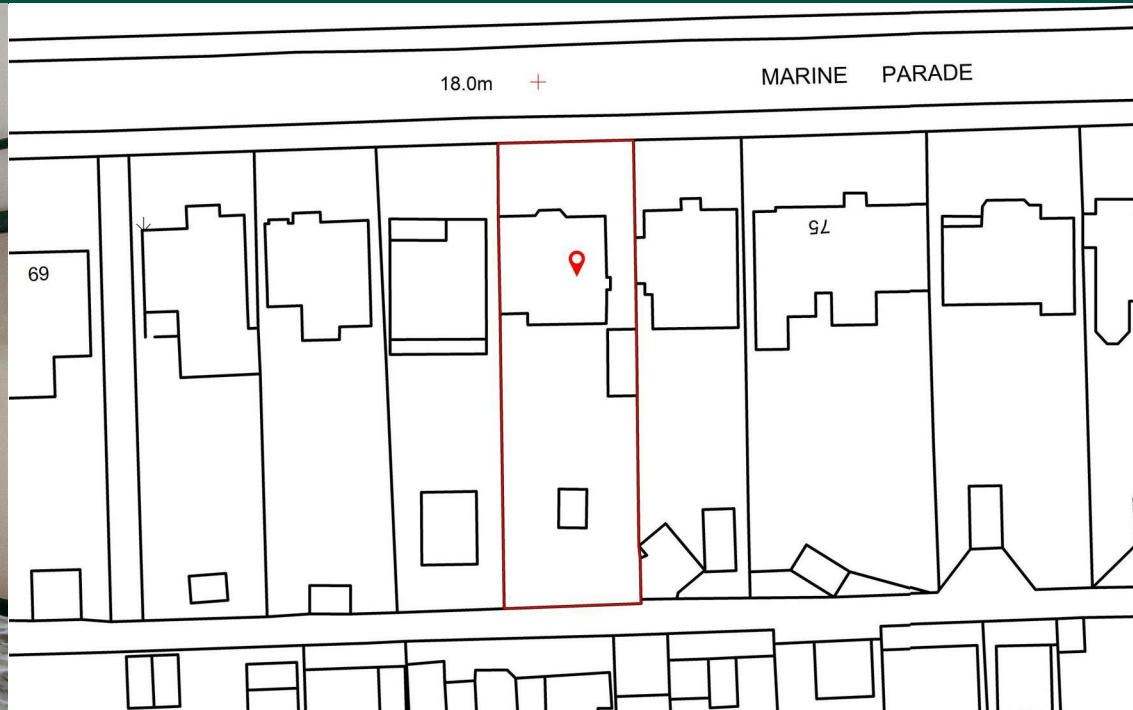
Video Tour Available

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.











Viewing

STRICTLY BY PRIOR APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

95/97 Tankerton Road . Whitstable
Kent CT5 2AJ

t: 01227 266441
f: 01227 266443
e: sales@christopherhodgson.co.uk

www.christopherhodgson.co.uk

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Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
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(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			72				60
			55				45
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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Folio No. 6394/WR

Ground Floor

Approx. 141.9 sq. metres (1527.2 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.3 sq. feet)



Total area: approx. 169.0 sq. metres (1819.5 sq. feet)

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• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443 . e: sales@christopherhodgson.co.uk

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