



Bennells Avenue, Tankerton, Whitstable





11 Bennells Avenue  
Tankerton  
Whitstable  
Kent  
CT5 2HL



**Description**

Ground Floor

- Hallway
- Lounge  
14'2 x 13'0  
(4.32m x 3.96m)
- Family/Dining  
Room  
24'3 x 9'9  
(7.39m x 2.97m)
- Kitchen  
15'9 x 8'10  
(4.80m x 2.69m)
- Shower Room

First Floor

- Landing
- Bedroom  
14'2 x 12'0  
(4.32m x 3.66m)
- Bedroom  
13'3 x 9'9  
(4.04m x 2.97m)
- Bedroom  
7'10 x 7'0  
(2.39m x 2.13m)

Second Floor

- Bedroom  
17'2 x 13'6  
(5.23m x 4.11m)

External

- Front Garden
- Off Street Parking
- Detached Garage  
19'9 x 8'6  
(6.02m x 2.59m)
- Rear Garden
- Workshop  
13'8 x 7'8  
(4.17m x 2.34m)
- Summerhouse  
9'1 x 7'7  
(2.77m x 2.31m)

## Property

Found in one of Tankerton's most-sought after roads is this delightful four bedroom semi-detached family home. The property is set back from the road and provides spacious and well-proportioned living accommodation.

To the ground floor there is an entrance porch, hallway, lounge, an open-plan family/dining room with walk-through to the kitchen/breakfast room. To the first floor there are three bedrooms and a family bathroom with a further bedroom to the second floor which enjoys far reaching views to the rear.

Externally to the front there is a driveway providing off street parking for numerous vehicles leading to the detached garage. The remainder of the front garden is laid mainly to lawn. To the rear the well-maintained enclosed garden is laid to lawn with a decked patio, ideal for entertaining. There is a good-sized summerhouse with light and power which could make a lovely office. There is also a 3-seater hot tub and a further timber chalet.

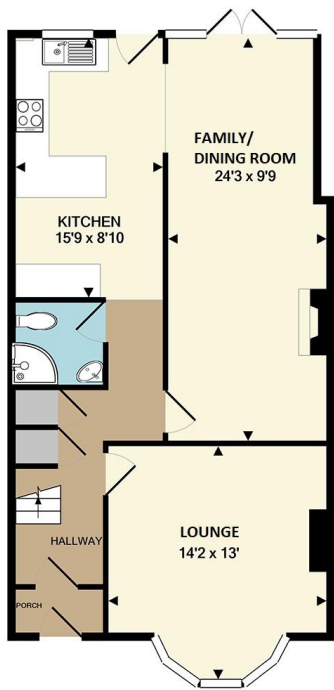
The property is found within easy access to Tankerton slopes and the beach as well as being approximately 1.5 miles from Whitstable town centre.



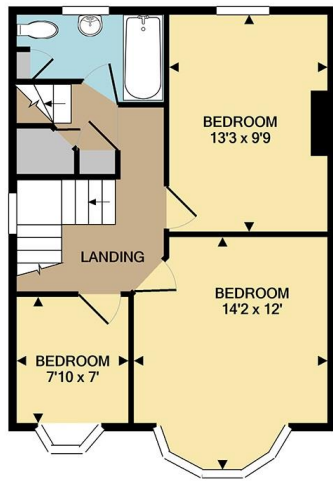
## Location

Bennells Avenue is one of Tankerton's prestigious roads being only a short distance from the beach and Tankerton Slopes where you can enjoy walks along the sea wall into Whitstable to the West and Herne Bay to the East. Tankerton also has its own parade of shops, cafes and restaurants providing everyday requirements. The fashionable seaside town of Whitstable is approximately 1.5 miles away famed for its oysters and fine restaurants as well as a variety of boutique shops, bars and cafes. Whitstable also has a popular working harbour with its stalls and adjacent seafood restaurants and a mainline railway station providing a regular service to London and the East Kent coast. The area also offers a wide variety of sporting leisure and recreational facilities with the Cathedral city of Canterbury being just over 7 miles away.





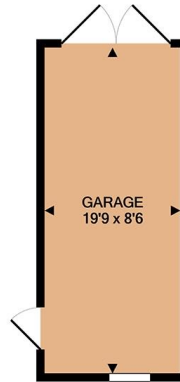
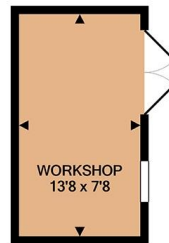
GROUND FLOOR  
APPROX. FLOOR  
AREA 678 SQ.FT.  
(63.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 258 SQ.FT.  
(24.0 SQ.M.)



OUTBUILDINGS  
APPROX. FLOOR  
AREA 342 SQ.FT.  
(31.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1760 SQ.FT. (163.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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