MARK SMITH
Estate Agents

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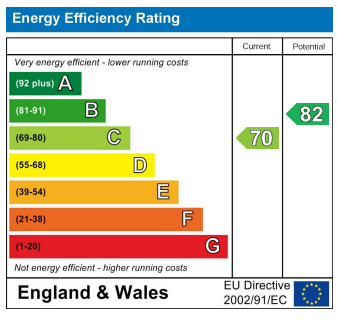
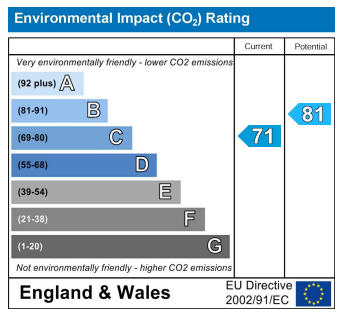
7 Castle Road
Tankerton, Whitstable, CT5 2DX

Total area: approx. 120.0 sq. metres (1292.1 sq. feet)

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## 7 Castle Road
## Tankerton, Whitstable, CT5 2DX

A detached family home with an attractive lifestyle location for all the family ideally located on the periphery of both Tankerton and Whitstable within walking distance of a range of amenities including the seafront, shops, restaurants and cafes. This inviting 3 bedroom property has an integral garage which may lend itself to creating further accommodation (subject to pp) and off street parking with a well established pretty garden to the rear. The accommodation comprises reception hall, cloakroom, kitchen, lounge/diner with access to the rear garden, three bedrooms, en-suite shower room and a family bathroom.

LOCATION
Tankerton seafront (0.2 miles), parade of shops, restaurants and cafes (0.4 miles). A regular bus service is available 180 yards away in Tankerton Road with services to nearby Herne Bay and Canterbury. The quaint Harbour Town of Whitstable with its distinctive character, vibrant atmosphere and delightful range of independent retailers and top end dining establishments to quick service takeaways is approximately 0.5 miles. The Cathedral City of Canterbury (7.5 miles) offers a more extensive shopping experience and a selection of further educational facilities. Whitstable mainline railway station (0.5 miles) and the well regarded St Mary's Primary School just 400 yards.

**£529,995**

### Entrance Hall
Open porch with canopy over and partially glazed entrance door. Radiator. Thermostat control for central heating. Under stairs cupboard. Coved ceilings. Personal door to garage.

### Cloakroom
6'05 x 3'06 (1.96m x 1.07m)
Upvc frosted glazed window to side. Wall mounted wash hand basin and low level WC. Extractor fan. Coved ceiling.

### Kitchen
21'08 x 5'06 (6.60m x 1.68m)
Upvc double glazed window to front. Matching range of wall and base units. Work surfaces with inset stainless steel sink unit with mixer taps. Inset gas hob with extractor above and electric oven below. Space for fridge/freezer. Localised tiling. Vinyl flooring. Coved ceiling. Partially glazed door providing access to the rear garden.

### Lounge/Diner
17'10 x 12'04 (5.44m x 3.76m)
Upvc Patio doors to rear garden. Radiator. TV point. Fireplace with electric fire. Coved ceiling.

### Landing
Upvc glazed window to side. Radiator. Loft access. Power points. Coved ceiling.

### Bedroom One
17'10 x 12'04 (max) (5.44m x 3.76m (max))
Two Upvc double glazed windows overlooking the rear garden. Fitted wardrobes. Two radiators. Coved ceiling. Door to en-suite.

### En-suite
7'0 x 3'11 (2.13m x 1.19m)
Upvc double glazed frosted window to side. Suite comprising tiled shower cubicle, pedestal wash hand basin and close coupled WC. Spot lights. Extractor fan. Partially tiled walls. Vinyl flooring.

### Bedroom Two
17'05 x 8'08 (max) (5.31m x 2.64m (max))
Upvc double glazed window to front. Fitted wardrobes. TV point. Radiator. Coved ceiling.

### Bedroom Three
14'08 x 8'08 (max) (4.47m x 2.64m (max))
Upvc double glazed window to front. Fitted wardrobe. Radiator. TV point. Coved ceiling.

### Bathroom
6'10 x 5'07 (2.08m x 1.70m)
Upvc double glazed frosted window to side. Suite comprising bath with mains operated shower, wash hand basin set into vanity unit with cupboards under and close coupled WC. Heated towel rail. Radiator. Spot lights. Extractor fan. Partially tiled walls. Tiled floor.

### Integral Garage
17'10 x 8'00 (5.44m x 2.44m)
Wall mounted Ideal combination gas boiler. Space and plumbing for washing machine. Space for tumble dryer. Power and light. Up and over door to front. Personal door to house.

### Side Garden
Gated pedestrian access. External tap. Paved.

### Rear Garden
Attractive well screened rear garden with dedicated seating areas, lawn and established planting. Gated pedestrian access to the front.

### Front Garden
Paved driveway with parking for 2 cars. External lights. Pedestrian gate to rear garden.