MARK SMITH Estate Agents

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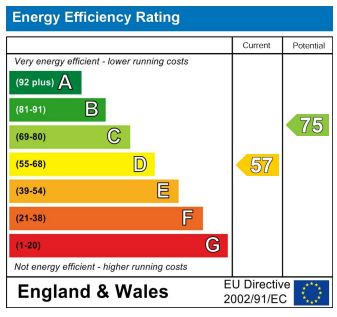
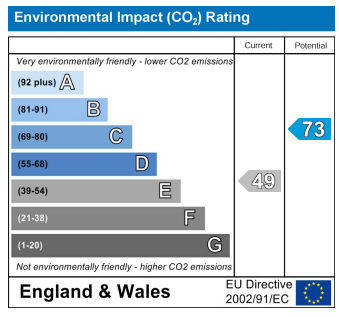
209 Tankerton Road
Whitstable, CT5 2AT

All measurements are approximate and for display purposes only





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Disclaimer: Fixtures and Fittings - items mentioned within the property particulars are included in the marketing price. Viewing - Strictly by appointment through the agents Mark Estate Agents. Agents Notes - These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitue any part of an offer or contract. All purchasers should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Neither Mark Smith Estate Agents, nor their employees, have tested any apparatus, services, heating or plumbing equipment, fixtures or fittings, and no-one within the company has the authority to imply or give any such warranty in respect of the property and it is the buyers interests to check the working condition of any applicances. All dimensions and measurements indicated are approximate and supplied for guidance only.

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ESTABLISHED INCOME FROM HOLIDAY LETS & LOCAL RESTAURANT - A rare opportunity to purchase a property in the very heart of desirable Tankerton one road back from the seafront with the benefit of an established rental income from a well-regarded local restaurant leasing the ground floor and a further income from letting the apartment on a holiday let basis which we understand is currently producing a combined revenue in the region of £32,000+ per annum. On the first and second floors the attractive and spacious two bedroom apartment is self-contained and approached via a sun terrace to the rear. Bi-folding doors lead to a stylish kitchen/diner with a partially vaulted ceiling and a recently fitted kitchen, internal hallway, generously sized lounge to the front with a bay window, wet room and a separate WC. On the second floor there are two double bedrooms, one with sea glimpses the other with exposed timbers and a vaulted ceiling. The appeal of this property is further enhanced with a garden, off road parking to the rear accessed via Graystone Road and no onward chain. The picturesque seafront, local shops, primary schools and bus routes are literally on the doorstep with vibrant Whitstable town just over a mile offering a wider range of renowned restaurants, independent shops, boutiques and leisure facilities

£429,950

Commercial/Restaurant
47' 9" x 14' 9" narrowing to 7'6" (14.55m x 4.50m narrowing to 2.28m) Attractive partially enclosed outside seating area to the front with access to the restaurant via double glazed French doors with double glazed panels to either side. Downlighters. Power points. Kitchen open plan to the restaurant. Double glazed French doors to the rear with access to an exterior covered seating area.

Utility Room/Preparation Area
Access from the kitchen to the utility room. Two stainless steel sinks. Fire door to the rear. Power points.

Cloakroom
Suite comprising close coupled WC and pedestal wash hand basin. Radiator. Double glazed window to the side.

Sun Terrace
15' x 14' 6" (4.57m x 4.42m) Steps up to the sun deck with solar lights and power points.

Kitchen/Diner
23' 4" x 9' 5" (7.11m x 2.87m) Double glazed bi-folding doors opening to the sun terrace. Partially vaulted ceiling with exposed brickwork and two Velux windows. Four seat breakfast bar. Range of matching wall, base and drawer units with work surfaces with inset circular stainless steel sink, mixer tap and single drainer. Inset 5 ring gas hob with stainless steel extractor hood above and built-in electric oven below. Integrated dishwasher. Space for fridge/freezer. Plumbing for washing machine. Feature radiator. Power points with USB charging points. Vinyl flooring.

Inner Hallway
Exposed floorboards. Stairs to the second floor with under stairs storage cupboard. Doors to the lounge, bathroom/wet room and separate WC. .

Lounge/Diner
16' x 14' 8" (4.88m x 4.47m) Double glazed bay window to the front with Juliette Balcony. Exposed floorboards. Display shelf. Radiator. Power points. TV point.

Bathroom/Wet Room
15' 5" x 5' 5" (4.70m x 1.65m) Double glazed French doors and shutter doors to the sun terrace. White suite comprising Jacuzzi bath with wall mounted mixer taps, countertop wash hand basin with wall mounted mixer tap, waterproof shower panel with fixed rainwater shower head with mains operated shower unit. Frosted double glazed window to side. Feature radiator. Sloping floor with inset drain.

Separate WC
Double glazed frosted window to side. White low level WC. Wall mounted Ideal central heating boiler. Vinyl floor covering.

Landing
Double glazed window to side. Access to loft space. Radiator. Doors to both bedrooms.

Bedroom 1
16' 8" max x 14' 7" (5.08m x 4.44m) Double glazed window to front. Double glazed window to side. Vaulted ceiling with exposed timbers. Eaves recess to both sides with hanging rails. Built in wooden ladder unit for clothes storage. Large wall mounted mirror with shelf below. Display shelves.

Bedroom 2
14' 7" x 11' 6" (4.44m x 3.51m) Velux window to rear with distant sea glimpses. Double glazed window to side. Radiator. Built-in double wardrobe. Exposed eaves storage. Power points.

Parking
Two parking spaces accessed via Graystone Road and a service road.

Rear Garden
39' x 19' 9" (11.89m x 6.02m) Gated pedestrian access to the side and rear.

Agents Note
We understand from the vendor that the rental income on the commercial unit is currently £12,000 pa and the income from letting the apartment on a holiday lets basis is in the region of £20,000-£22,000 per annum. We understand accounts are available to verify the rental income.

Commercial EPC - Rating 96 - D