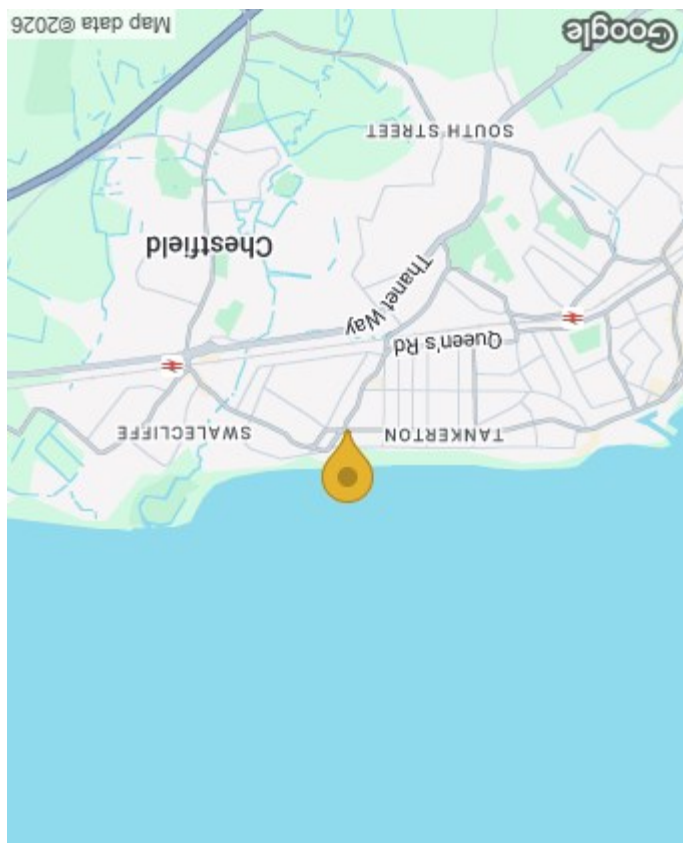


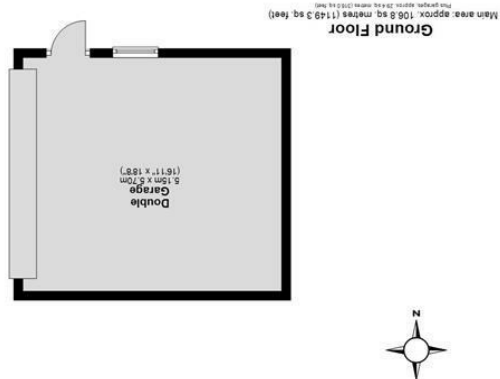


Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

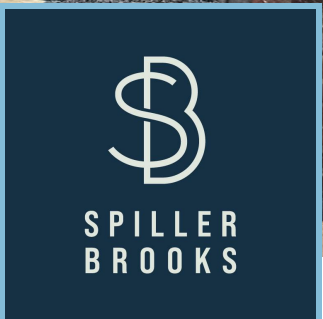
England & Wales	
EU Directive 2002/91/EC	Current
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - higher running costs	D (55-68)
Not energy efficient - higher running costs	E (39-54)
Not energy efficient - higher running costs	F (21-38)
Not energy efficient - higher running costs	G (1-20)



Main area: Approx. 106.8 sq. metres (1149.3 sq. feet)



246c Tankerton Road
Tankerton, Whitstable, CT5 2AY



Working for you and with you

246c Tankerton Road
Tankerton, Whitstable, CT5 2AY

Superbly positioned in the heart of highly sought-after Tankerton, this spacious and distinctive three-bedroom bungalow is just moments from the picturesque seafront and an excellent selection of local amenities.

Beautifully presented throughout, the spacious accommodation is both light and inviting, with a natural flow throughout.

At the heart of the home is a generous open plan sitting and dining room, complemented by a delightful south-facing rear garden attractively landscaped and well stocked with mature planting.

The property benefits from a private parking space to the front, with additional secure parking accessed via double gates to the rear from a service road. A particular highlight of this exceptional home is the impressive 18'8 x 16'11 garage, providing a highly practical and versatile space offering storage or workshop potential.

A fabulous opportunity to acquire a home in a desirable location and to enjoy and embrace the coastal lifestyle.

£525,000



Enclosed Porch
9'3 x 3'6 (2.82m x 1.07m)

Entrance Hall

Cloakroom
6'5 x 4'5 (1.96m x 1.35m)

Kitchen
18'7 x 7'9 (5.66m x 2.36m)

Sitting Room
14'8 x 10'5 (4.47m x 3.18m)

Dining Area
11'7 x 9'7 (3.53m x 2.92m)

Conservatory
9'10 x 8'6 (3.00m x 2.59m)

Inner Hallway

Bedroom 1
15'2 x 11'1 (4.62m x 3.38m)

Bedroom 2
12'3 x 12' (3.73m x 3.66m)

Bedroom 3
10' x 7'7 (3.05m x 2.31m)

Shower Room
6'11 x 5'6 + recess (2.11m x 1.68m + recess)

Garage
18'8 x 16'11 (5.69m x 5.16m)

Rear Garden
50 x 35 (15.24m x 10.67m)

Front Garden

Tenure
This property is Freehold

Council Tax Band
Band C: £2,131.55 2026/27
(we suggest interested parties make their own investigations)

Floorplans & Dimensions

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Adaptations

There are no adaptations to this property.

Agent's Note

We understand there is legal access over the 10ft service road leading to the rear of the property (to be confirmed by your legal representative at the time of sale).

Location & Lifestyle Amenities

The property is situated just a few minutes' walk from Tankerton's picturesque seafront and pebble beach (0.3 miles), whilst nearby Tankerton Road offers an excellent range of everyday amenities including Tesco Express with Post Office, independent cafés, bakeries and restaurants.

Whitstable's vibrant and fashionable town centre (1.2 miles) provides a superb selection of independent boutiques, delicatessens and eateries alongside a thriving creative scene with galleries, studios, and regular local events adding to the town's character. There are excellent opportunities for water sports including sailing, windsurfing, and kitesurfing. Stand-up paddleboarding and kayaking are also popular along the shoreline, offering a more relaxed way to enjoy and explore the coast all contributing to the area's enduring popularity as a coastal destination.

Chestfield & Swalecliffe railway station (0.9 miles) with Sainsbury's supermarket and Chestfield Medical Centre both within 1 mile.

Frequent bus services to local towns are available nearby.

The A299 provides convenient access to the A2 and M2 for routes to London and the surrounding areas.

