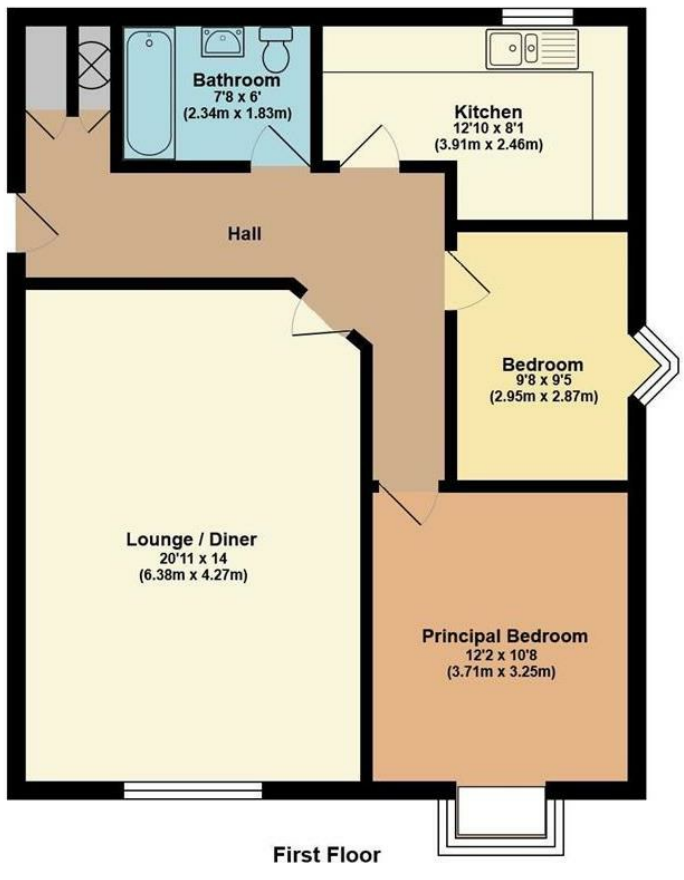
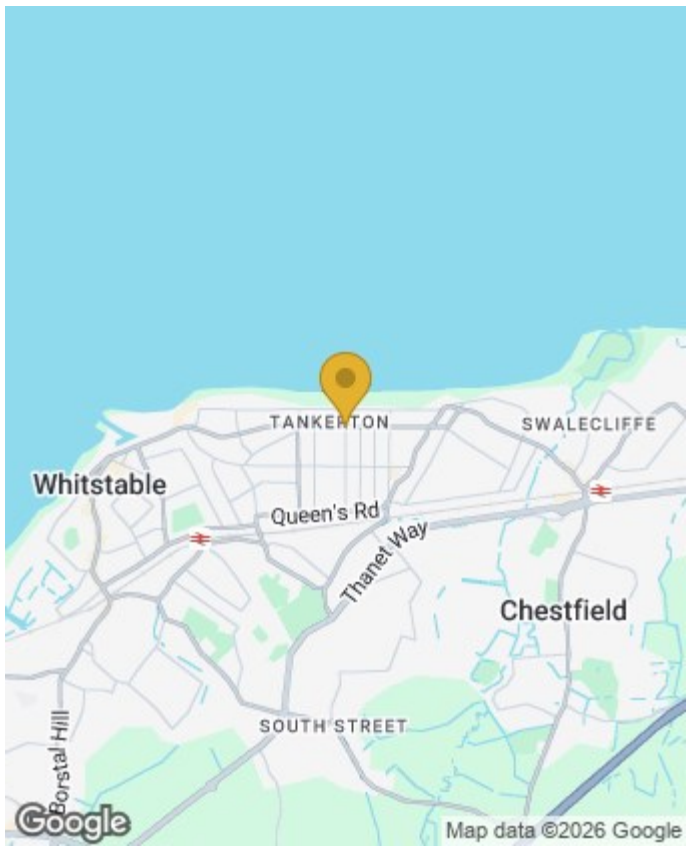
Flat 5, Abbey Court, 170-174 Tankerton Road,
Tankerton, Whitstable, CT5 2AP

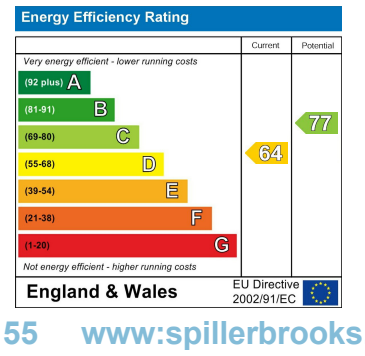


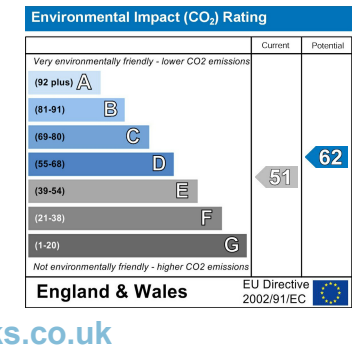


First Floor

PLEASE NOTE - Floorplans are intended to give a general indication of the property layout. Room dimensions are approximate, measured at the maximum points and provided for guidance only. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.







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VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

Flat 5, Abbey Court, 170-174 Tankerton Road, Tankerton, Whitstable, CT5 2AP

Chain Free Sale - Central Tankerton Location – 989 Year Lease

Abbey Court is a small and highly regarded development of just six apartments situated in a superb central location in desirable Tankerton.

This spacious first-floor two-bedroom apartment is ideally positioned within minutes of the picturesque seafront and an array of local amenities.

The area is well known for its attractive mix of independent shops, cafés, restaurants and everyday conveniences, providing everything needed for day-to-day living close to home. Excellent bus services to surrounding towns are on the doorstep and the seafront and promenade are also nearby for pleasant coastal walks and enjoying the outdoors.

The generous and well-presented accommodation comprises an entrance hall, spacious lounge/diner, fitted kitchen, principal bedroom featuring a complete wall of built-in wardrobes, second double bedroom and a fully tiled bathroom with a modern white suite.

Further benefits include a share of the freehold, an impressive 989-year lease, allocated parking to the rear and a pleasant south-facing communal rear garden which is regularly maintained although residents are also welcome to take an active role in its upkeep and presentation should they wish.

£299,950









Enclosed Entrance Porch

Communal Entrance Hall

Entrance Hall

Lounge/Diner
20'11" x 14'0" (6.38m x 4.27m)

Kitchen
12'10 x 8'1 (3.91m x 2.46m)

Principal Bedroom
12'2 x 10'8 (3.71m x 3.25m)

Bedroom 2
9'8 x 9'5 (2.95m x 2.87m)

Bathroom
7'8 x 6' (2.34m x 1.83m)

Residents' Allocated Parking Area

Communal Gardens

Tenure
Tenure : Share of the Freehold

Lease : 999 years from 10 June 2016 - 989 years remaining

Service Charge : £1,300 per annum

Ground Rent : NIL

To be verified by your legal representative at the time of a sale transaction.

PLEASE NOTE there is a strict no pets policy.

Council Tax Band
Band D : £2,397.99 2026/27
May we suggest that interested parties make their own investigations.

Floorplans & Dimensions
Floorplans are intended to give a general indication of the property layout. Room dimensions are approximate, measured at the maximum points and provided for guidance only. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Adaptations
There are no adaptations to this property.

Useful Information About The Property & Gardens
Double glazing throughout
Electric storage heaters
Entry phone system
Principal bedroom with wall of built-in wardrobes
Spacious enclosed entrance porch
Well kept communal areas
Ground floor communal hallway provides access to the rear garden
Southerly facing rear garden with gated pedestrian access to the parking area
Communal storage shed & drying area
Allocated resident's parking & visitor parking - accessed via Graystone Road

Location & Lifestyle Amenities
A variety of shops and everyday amenities can be found along Tankerton Road, including a Post Office conveniently situated within Tesco Express, approximately 78 yards away. A selection of cafés, restaurants and other local facilities are also close at hand.

The much-loved Tankerton Slopes and seafront are within easy reach, offering an exceptional setting for leisurely walks, enjoying the coastal outlook and making the most of the unique seaside lifestyle.

Tankerton also benefits from excellent transport connections, with Whitstable railway station approximately 1 mile away, providing frequent links to London and other coastal towns. There is also easy access to the A2/M2 and the wider motorway network.

The charming and distinctive coastal town of Whitstable, renowned throughout Kent and beyond for its celebrated oysters, independent shops and fine eateries, is just over 1 mile away.

Combining coastal charm, excellent local amenities and convenient transport connections, Tankerton is a particularly desirable place to call home.

ID Verification
Spiller Brooks Estate Agents are obligated by law to conduct ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations (AML) and all buyers will be required to complete electronic identity verification and provide supporting source of funds documentation. We use a third-party company to carry out these checks. The fee is £27+VAT per person payable once an offer is agreed and before a memorandum of sale is issued. Please note this fee is non-refundable.





