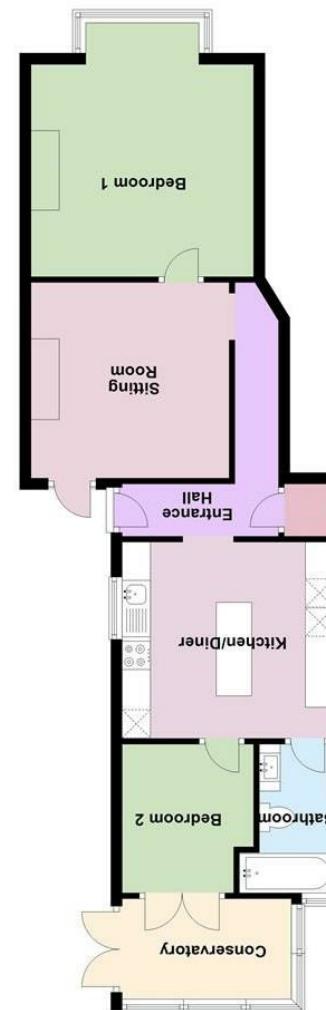
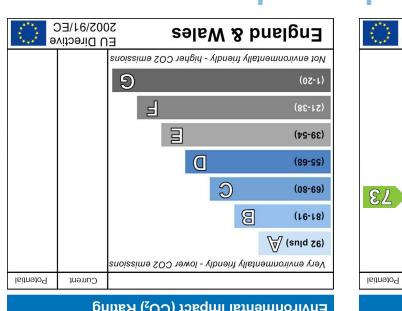




Spiller Brooks

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Ground Floor Flat



27a Castle Road
Tankerton, Whitstable, CT5 2DZ

Working for you and with you

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27a Castle Road Tankerton, Whitstable, CT5 2DZ

This very attractive two-bedroom ground floor Victorian apartment is situated on a good size plot with both front and rear gardens and potential to create off road parking if desired.

Benefiting from a self-contained entrance with no shared interior space, this character property is a very comfortable home comprising two bedrooms, sitting room, fitted kitchen with centre island/breakfast bar, bathroom and conservatory overlooking the rear garden.

Subject to all necessary consents, this apartment may offer potential to extend if additional living space is desired.

Conveniently situated between vibrant Whitstable and favoured Tankerton, both towns are accessible on foot and well known for their pebble beaches and stunning sunsets. An array of amenities such as trendy independent retailers, celebrated restaurants, chic boutiques, delicatessens and cafes are available to enjoy.

Whitstable railway station is (0.4 miles) approximately 8 minutes on foot, ideal for commuting or arriving for a weekend break.

A super opportunity to acquire a main residence, seaside retreat or investment opportunity in a flourishing coastal location.

£259,995



Entrance Hall

Upvc double glazed stable-style entrance door. Good size cloaks cupboard. High level cupboard housing consumer unit and electric meter. Wall mounted water heater controls. Panelling to lower elevation.

Sitting Room

11'4 x 11'4 (3.45m x 3.45m)
Upvc double glazed door to the rear garden. Feature fireplace housing gas fire (professionally disconnected and not used by the current vendor). Electric radiator. Picture rail. TV point. Laminate flooring.

Kitchen

12'3 x 11'6 (3.73m x 3.51m)
Upvc double glazed window to the side. Range of matching units with wooden worktop and matching upstand. Built-in full height fridge and freezer. Space and plumbing for washing machine. Space for freestanding slot-in gas cooker. Island unit with wooden worktop, cupboards under and seating at either end. Fitted shelves. Wall mounted gas water heater. Part tiled, part panelled walls. Laminate flooring.

Bedroom 1

15' into bay x 13'1 max (4.57m into bay x 3.99m max)
Large square Upvc bay window to the front with fitted shutters. Electric radiator. Telephone point.

Bedroom 2

8'9 x 7'7 (2.67m x 2.31m)
TV point. Upvc double glazed doors to the conservatory.

Bathroom

8'6 x 5'6 narr to 4'4 (2.59m x 1.68m narr to 1.32m)
Upvc double glazed obscure window to the rear. Suite comprising bath with mixer tap and hand held shower attachment, vanity unit with inset wash hand basin and close coupled WC. Heated towel rail. Partially tiled walls. Tiled floor.

Upvc Conservatory

10'4 x 5'9 (3.15m x 1.75m)
Upvc panels with Upvc double glazed windows above overlooking the rear garden. Glass roof. Fitted window blinds. French doors to the rear garden. Wall mounted electric heater. Power points. Tiled floor.

Pedestrian Approach

25'2 x 4'11 (7.67m x 1.50m)
Gated access. Laid to shingle and paved pathway. Ideal for discreet bin storage. Exterior lights.

Side Garden

31'8 x 10'4 (9.65m x 3.15m)
Raised planters and low maintenance shingle areas. Exterior tap. Steps to the rear garden.

Rear Garden

24'10 x 24'1 (7.57m x 7.34m)
Mature, established planting and low maintenance shingle. Decked seating area. Paved path to additional garden space housing timber shed.

Additional Garden

21'7 x 10'6 (6.58m x 3.20m)
Laid to paving and shingle. Timber shed. Enclosed with fencing. Subject to any necessary consents, this garden may offer potential for off street parking accessed via Gloucester Road.

Front Garden

This appealing garden has been created using a range of materials and diverse planting to add structure, texture and character. The path leads to the pedestrian access gate at the side of the property. The front garden may also offer potential to create off street parking subject to all necessary consents.

Tenure

This property is leasehold.

Lease length : 120 years from 24 June 1984 : 81 years remaining

Ground Rent : £25 per annum

Service Charge : N/A

This information will be verified by solicitors at the time of a sale transaction.

Council Tax Band

Band A : £1,398.40 2023/24 (we suggest interested parties make their own investigations).

Location & Amenities

A parade of local independent shops, a Post Office in Tesco Express, restaurants, cafes and frequent bus services to Whitstable, Herne Bay and Canterbury are available the length of Tankerton Road which is approximately 0.5 miles.

Whitstable town with its working harbour, diverse range of fashionable boutiques, eateries, quirky walkways and scenic coastline is approximately 0.7 miles.

The A299 Thanet Way is easily accessible and provides links to the A2/M2.

