

CHRISTOPHER HODGSON



**Whitstable**

**To Let** £1,595 PCM



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# Whitstable

## *2 Gorwell Place, Millstrood Road, Whitstable, Kent, CT5 1QF*

Gorwell Place is peaceful cul-de-sac comprising of eight modern homes, conveniently positioned for access to Whitstable town centre, the sea front, highly regarded schools, Tesco supermarket and Whitstable station which is 0.7 of a mile distant.

This bright and spacious end of terrace house benefits from accommodation totalling approximately 1,247 sq ft (116 m) and is arranged to provide an entrance hall, large open-plan living room incorporating a contemporary kitchen and with bi-folding doors opening to a private rear garden.

To the first floor there are three double bedrooms, with an en-suite shower room to the master, and a stylish family

bathroom.

The rear garden is laid to lawn and benefits from a natural stone terrace. The property also comes with one allocated parking space.

No smokers. Available from early June.



### LOCATION

Millstrood Road is a sought after residential location and is conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.7 of a mile distant and offers frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Whitstable itself provides a highly regarded range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars and well-regarded seafood restaurants for which the town has become renowned. The beach is also accessible where a range of watersports facilities can be enjoyed.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Entrance Hall

- Kitchen/Living Room 35'1" x 11'2" (10.70m x 3.40m)

- Study 8'0" x 8'0" (2.44m x 2.44m)

- Cloakroom

#### FIRST FLOOR

- Bedroom 1 15'11" x 9'5" (4.85m x 2.87m)

- En-Suite Shower Room

- Bedroom 2 14'0" x 11'1" (4.27m x 3.38m)

- Bedroom 3 13'5" x 8'0" (4.10m x 2.45m)

- Bathroom 7'8" x 6'11" (2.34m x 2.11m)

#### OUTSIDE

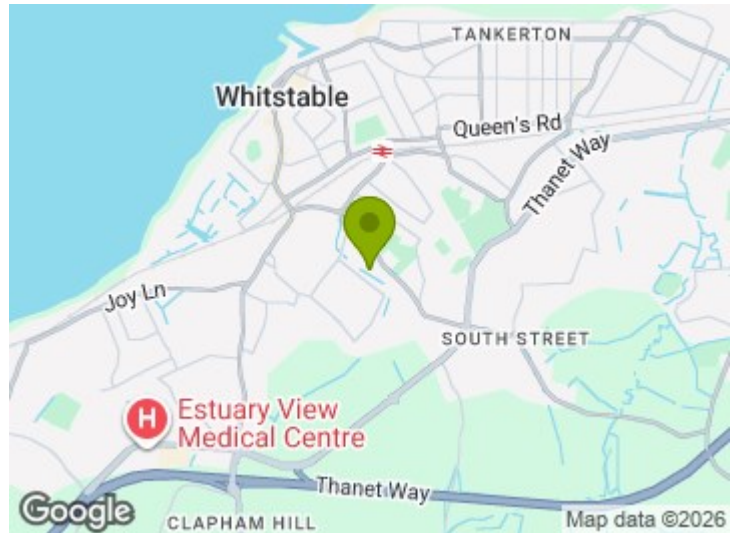
- Garden 55'03" x 56'19" (16.84m x 17.07m)

#### HOLDING DEPOSIT

£368 (or equivalent to 1 weeks rent)

#### TENANCY DEPOSIT

£1,840 (or equivalent to 5 weeks rent)



#### TENANCY INFORMATION

For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website [www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

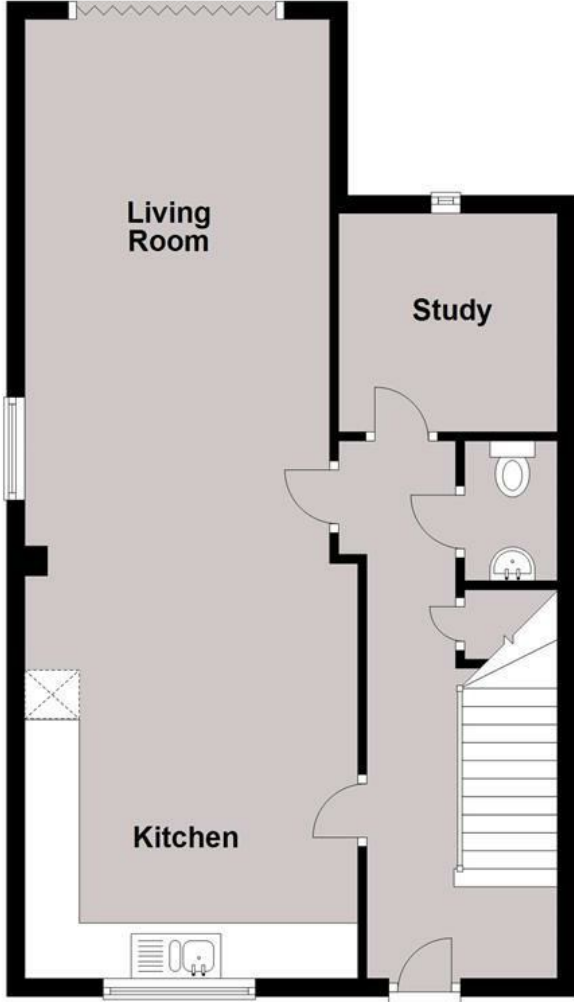
#### CLIENT MONEY PROTECTION

Provided by ARLA

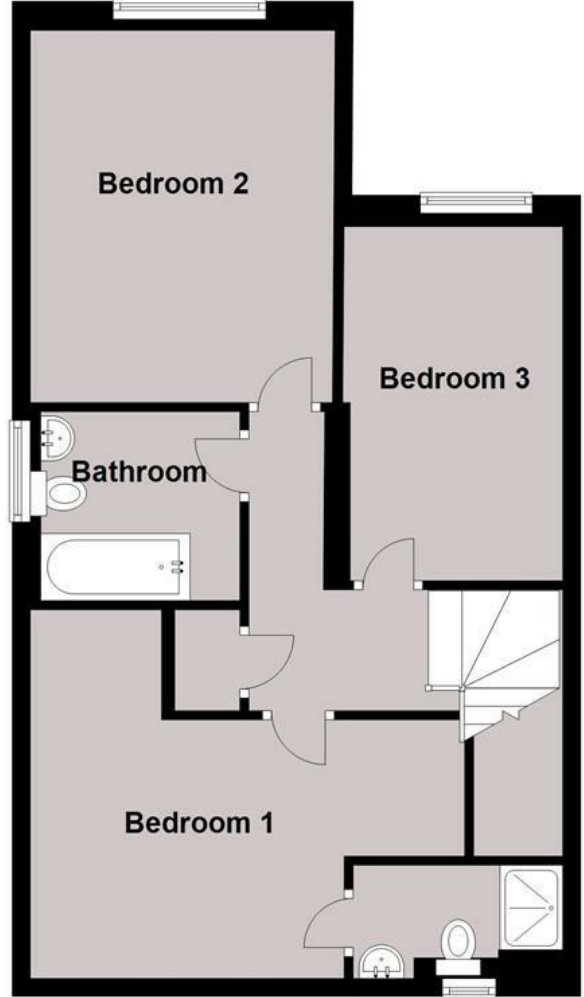
#### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

**Ground Floor**  
Approx. 58.0 sq. metres (624.2 sq. feet)



**First Floor**  
Approx. 57.9 sq. metres (622.9 sq. feet)



Total area: approx. 115.9 sq. metres (1247.1 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,397.99.**

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Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G
G	H
H	I
I	J
J	K
K	L
L	M
M	N
N	O

Energy Efficiency Rating: 85 (Current), 94 (Potential)

England & Wales

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

