

CHRISTOPHER HODGSON



Whitstable

To Let £1,695 PCM



Whitstable

19 Woodlawn Street, Whitstable, Kent, CT5 1HQ

A beautifully presented Victorian house, ideally situated on Whitstable's sought-after Woodlawn Street, within the conservation area, a short stroll to the beach, moments from Harbour Street and the High Street with its array of independent shops, highly regarded restaurants, and café bars. Whitstable station is 0.6 miles distant.

The generous accommodation has been extended and remodelled, and is arranged on the ground floor to provide an open-plan kitchen/living room, a sitting room,

and a bathroom. To the first floor there are two generous double bedrooms and a single bedroom.

The rear garden extends to 31ft (9.50m) and is predominantly laid to lawn, incorporating a paved seating area. An off-street parking space for one vehicle to the rear of the garden is accessed via St Peter's Road.

No smokers. Available from early November.



LOCATION

Woodlawn Street is a highly desirable road within the town's conservation area in central Whitstable being accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Living Room
19'6" x 11'5" (5.96m x 3.50m)
- Kitchen
11'1" x 9'8" (3.40m x 2.96m)
- Sitting Room
11'7" x 11'5" (3.55m x 3.50m)
- Bathroom
7'8" x 5'8" (2.36m x 1.74m)

FIRST FLOOR

- Bedroom 1
11'6" x 11'5" (3.51m x 3.50m)
- Bedroom 2
11'1" x 8'4" (3.38m x 2.55m)
- Bedroom 3
8'7" x 6'3" (2.62m x 1.92m)

OUTSIDE

- Garden
31'0" x 11' (9.45m x 3.35m)

HOLDING DEPOSIT

£391 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,955 (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/

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

CLIENT MONEY PROTECTION

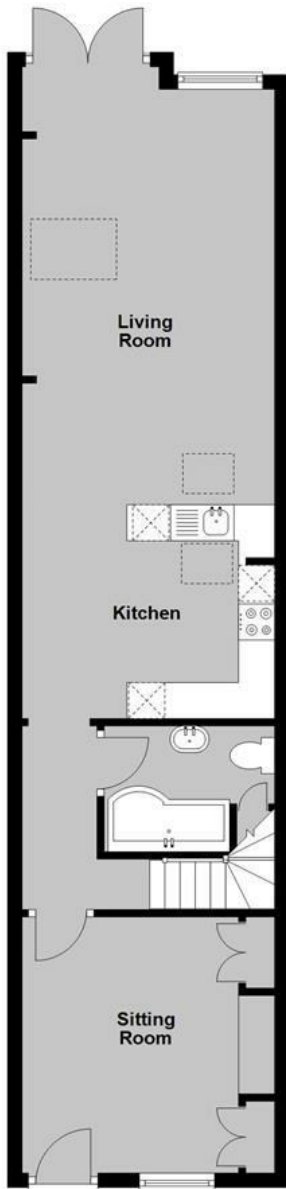
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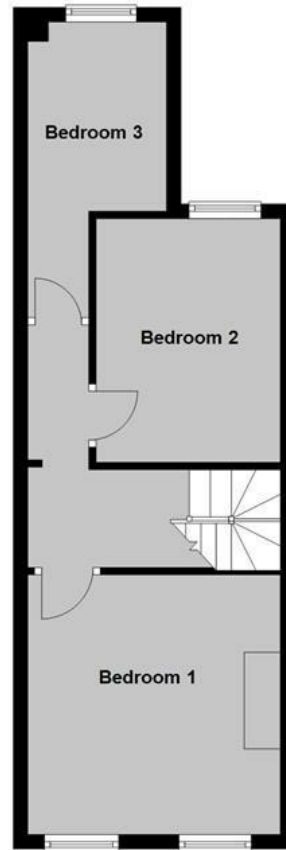
Ground Floor

Approx. 52.5 sq. metres (564.7 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



Total area: approx. 87.2 sq. metres (938.6 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating	
Current	Potential

Energy Efficiency Rating: 71 (Current), 88 (Potential)

England & Wales

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

