

CHRISTOPHER HODGSON



Harwich Street, Whitstable
To Let £1,400 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Harwich Street, Whitstable

2 Rising Sun Cottages, Harwich Street, Whitstable, Kent, CT5 4HT

A bright and spacious terraced house conveniently situated within close proximity to the bustling High Street with its array of independent shops and well regarded restaurants, within walking distance of the beach and Whitstable mainline station (0.6 miles).

The well-presented and comfortably proportioned accommodation is arranged to provide a sitting room, kitchen/dining room, two double bedrooms and a

bathroom. The rear courtyard garden extends to 20ft (6m).

The property benefits from two allocated parking spaces located to the rear of the building, accessed via St James' Gardens.

No smokers. Available from late March.



LOCATION

Harwich Street is a sought after location 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 is a popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The town is well served by educational establishments.

ACCOMMODATION

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

GROUND FLOOR

Sitting Room 15'5" x 11'9" (4.70m x 3.58m)

• Kitchen/Dining Room 14'6" x 11'7" (4.42m x 3.53m)

Bedroom 1 11'7" x 9'11" (3.53m x 3.02m)

• Bedroom 2 11'7" x 7'8" (3.53m x 2.34m)

• Bathroom

OUTSIDE

• Rear Garden 20' x 14' (6.10m x 4.27m)

PARKING

There are two allocated parking spaces located to the rear of the property, accessed via St James' Gardens.

AGENTS NOTE

Please be advised that since the photos have been taken for this property, a new bathroom has been installed, along with hardwood flooring to the Sitting Room.

HOLDING DEPOSIT

£323 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,615 (equivalent to 5 weeks rent)

TENANCY INFORMATION

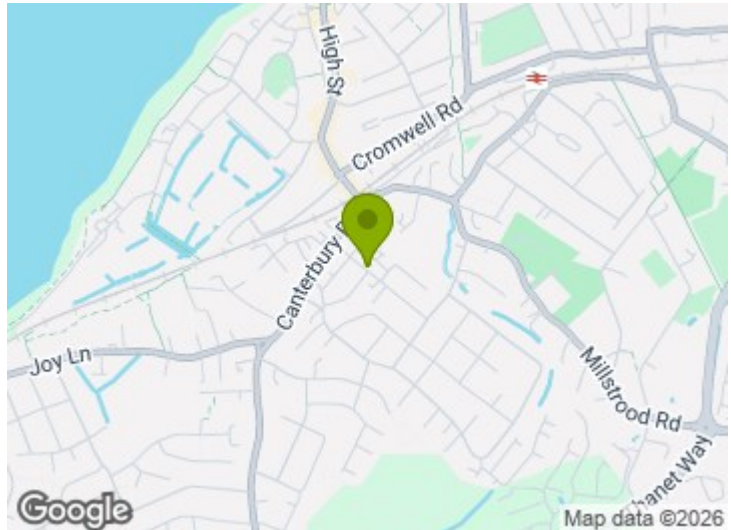
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

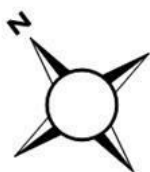
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

CLIENT MONEY PROTECTION

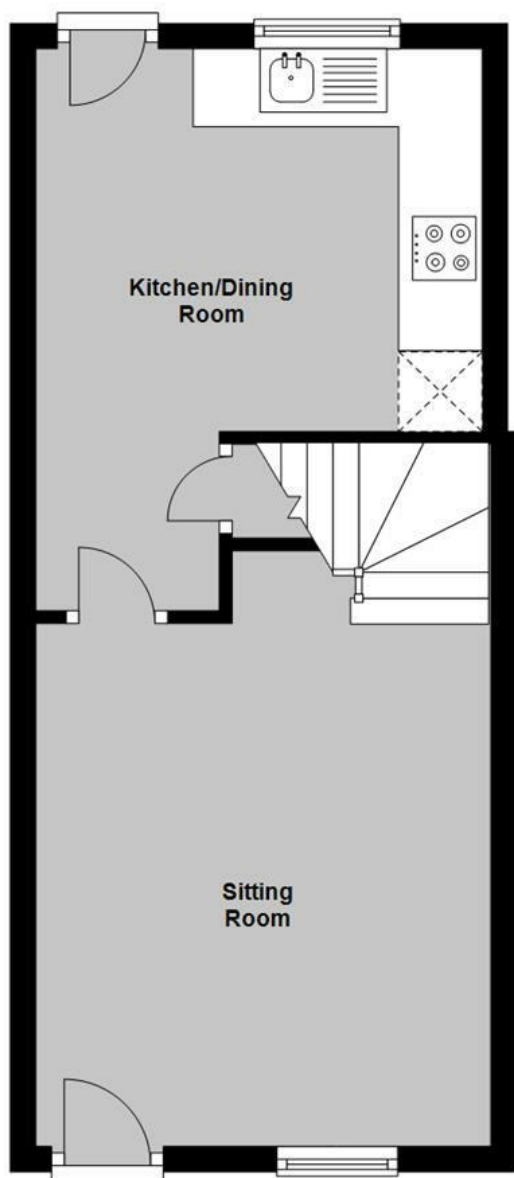
Provided by ARLA





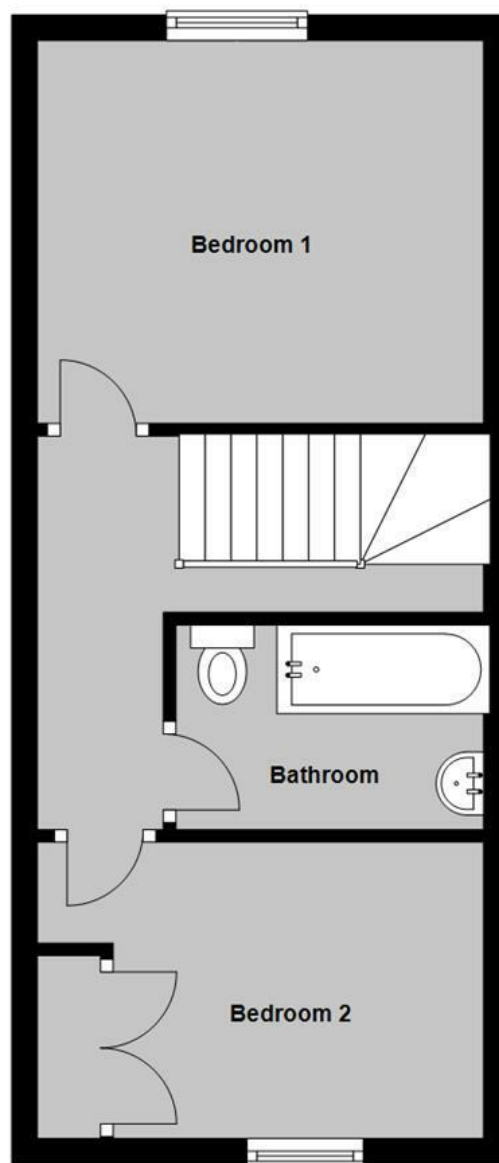
Ground Floor

Approx. 30.8 sq. metres (331.9 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



Total area: approx. 61.3 sq. metres (659.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A1-A2)	A		93
(B1-B2)	B		
(C1-C2)	C		
(D1-D2)	D		67
(E1-E2)	E		
(F1-F2)	F		
(G1-G2)	G		
Not energy efficient - higher running costs			
Enoland & Wales		EU Directive	