CHRISTOPHER HODGSON

Tankerton, Whitstable

To Let £1,900 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

Apartment 2, 2 Graystone Road, Tankerton, Whitstable, Kent, CT5 2NB

A spacious ground floor apartment commanding magnificent sea views and forming part of this prestigious landmark building situated in a prominent position on Tankerton's much sought after Marine Parade, directly opposite Tankerton Slopes and 100 metres from shops, cafes and restaurants on Tankerton Road. Whitstable station is within walking distance (1 mile).

This beautifully presented apartment has been finished to a high standard throughout and is presented in smart contemporary style. The accommodation is arranged to provide an open-plan living room and kitchen area, two double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom. Sliding doors from the living area open onto a courtyard garden with patio area.

The apartment benefits from an allocated parking space to the rear of the building which is accessed via a secure electronic gate from Graystone Road.

No smokers. Available from mid June.

LOCATION
Graystone Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer 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. Whitstable is less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

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

• Entrance Hall
23'3" x 5'6" (7.09m x 1.68m)

• Open-Plan Living/Dining/Kitchen Area
28'4" x 18'9" (8.66m x 5.72m)

• Bedroom 1
14'9" x 9'8" (4.52m x 2.97m)

• En-Suite Shower Room
7'6" x 6'5" (2.31m x 1.97m)

• Bedroom 2
11'6" x 8'7" (3.51m x 2.62m)

• Bathroom
8'4" x 6'5" (2.56m x 1.96m)

• Parking
The apartment benefits from an allocated parking space to the rear of the building which is accessed via a secure electronic gate from Graystone Road.

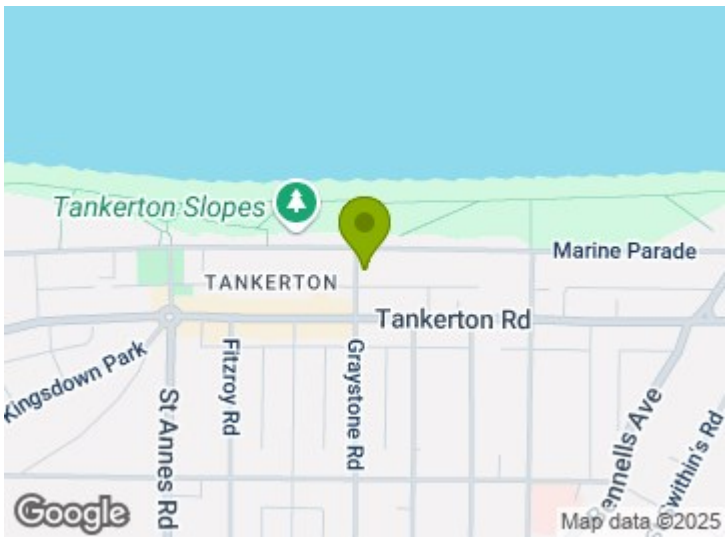
HOLDING DEPOSIT
£438 (or equivalent to 1 weeks rent)

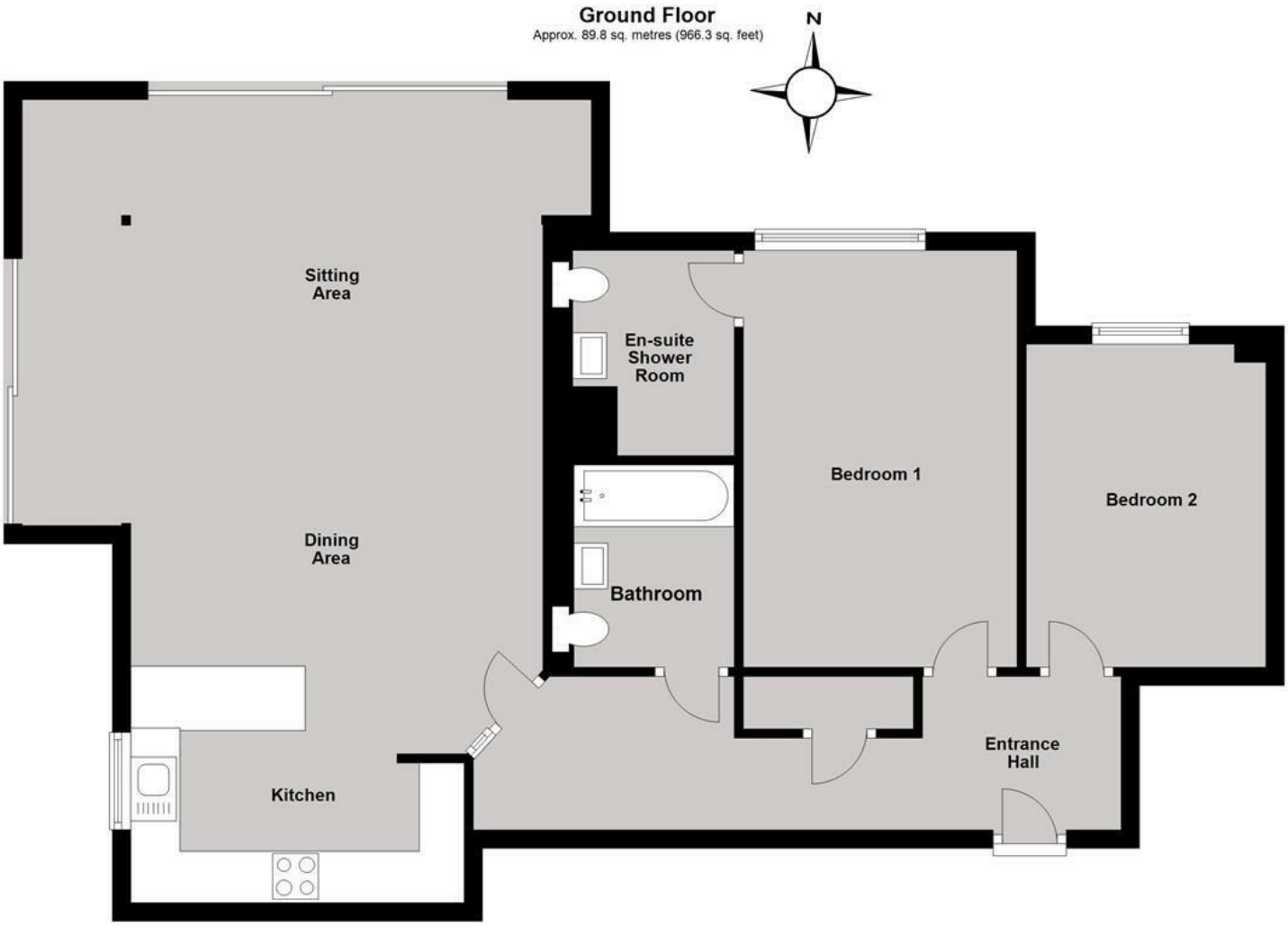
TENANCY DEPOSIT
£2,192 (or equivalent to 5 weeks rent)

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/

CLIENT MONEY PROTECTION
Provided by ARLA

INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman

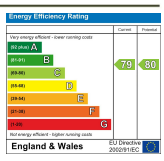

Tankerton Slopes
Marine Parade
TANKERTON
Tankerton Rd
Kingsdown Park
St Annes Rd
Fitzroy Rd
Graystone Rd
Google
Map data ©2025



Total area: approx. 89.8 sq. metres (966.3 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser: 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



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

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Folio No. 7428/IM

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK