



Whitstable

To Let **£1,050 PCM**

...for Coastal, Country & City living.



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Whitstable

4 Millstream Cottages Grimshill Road, Whitstable, Kent, CT5 4RX

A spacious and tastefully presented semi-detached house conveniently positioned within walking distance of Whitstable station (0.3 miles) and High Street (0.5 miles) where a variety of independent shops and popular restaurants can be found. Whitstable's pebble beach, working harbour, schools, and bus routes are also easily accessible.

The property has been recently refurbished and provides comfortably proportioned accommodation arranged on the ground floor to provide an entrance hall, living room, a smartly fitted kitchen and a cloakroom with access to the rear garden. The first floor comprises three bedrooms and a contemporary bathroom.

To the rear of the property there is Westerly facing garden and allocated parking for one vehicle.

No pets or smokers. Immediately available.



Location

Grimshill Road is a sought after residential location with it being conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.3 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 are:

GROUND FLOOR

• Entrance Hall

- **Sitting Room**
14'10" x 10'1" (4.52m x 3.07m)
at maximum points.

- **Kitchen**
10'8" x 10'1" (3.24m x 3.07m)

• Cloakroom

FIRST FLOOR

- **Bedroom 1**
12'3" x 7'10" (3.73m x 2.39m)
at maximum points.

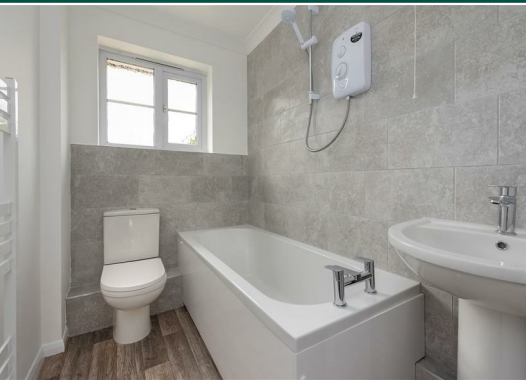
- **Bedroom 2**
10'6" x 7'11" (3.20m x 2.42m)
at maximum points.

- **Bedroom 3**
6'10" x 6'8" (2.08m x 2.03m)

• Bathroom

OUTSIDE

- **Garden**
22'1" x 18'5" (6.73m x 5.61m)
at maximum points.



• Parking

Holding Deposit

£242 (or equivalent to 1 weeks rent)

Tenancy Deposit

£1,211 (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/Tenants

Client Money Protection

Provided by ARLA

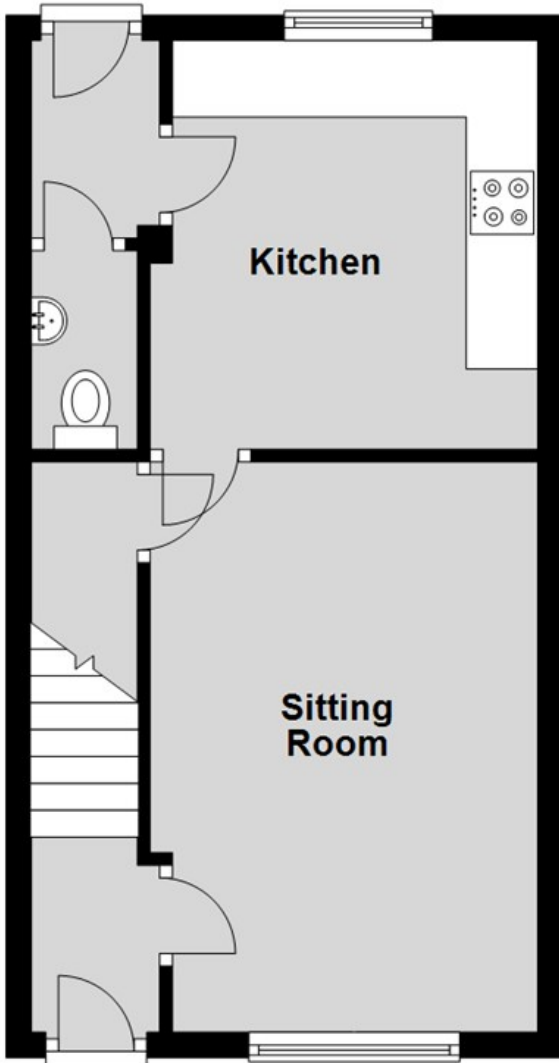
Independent Redress Scheme

Christopher Hodgson Estate Agents are members of The Property Ombudsman



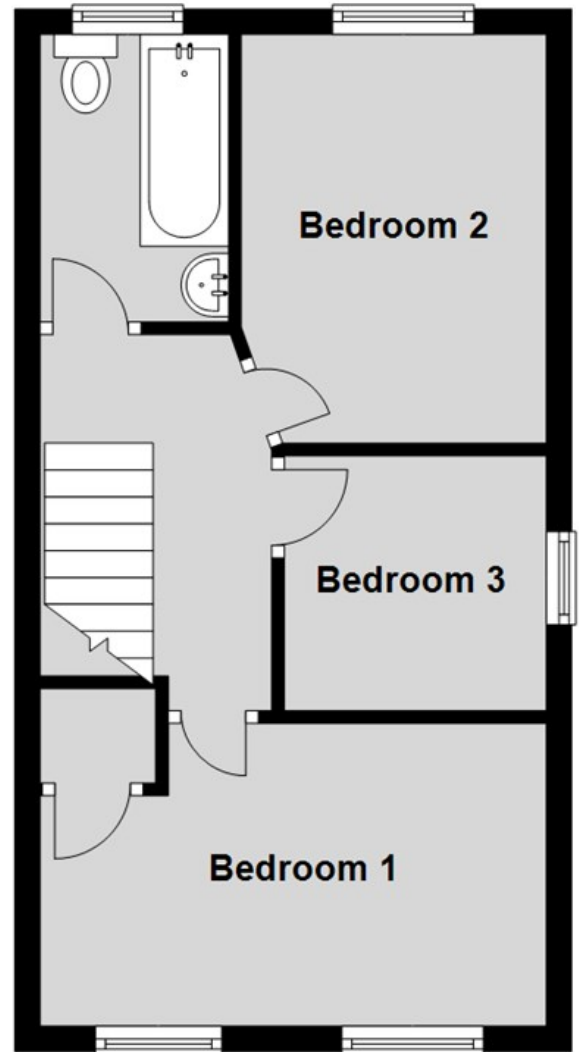
Ground Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



Total area: approx. 63.1 sq. metres (678.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is **£1,864.53**

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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