

CHRISTOPHER HODGSON



Whitstable

To Let £950 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

20a High Street, Whitstable, Kent, CT5 1BQ

A spacious first floor flat presented in sleek contemporary style throughout. The property is ideally situated in a prime central location close to Whitstable mainline railway station (approximately 0.5 miles distant) and with access to a variety of local shops, bus routes, local amenities and the seafront which is less than 300 ft away.

The well-proportioned accommodation comprises an open plan kitchen/dining/living area, one double

bedroom and a smartly fitted shower room. Outside, there is a courtyard garden laid to shingle.

No smokers. Immediately available.



LOCATION

Whitstable High Street is a highly sought after location enviably positioned in the heart of town providing convenient access to a diverse range of local shops, restaurants, the seafront, bus routes and recreational amenities and a short walk away from the town's fashionable Harbour Street. Whitstable mainline railway station offers frequent services 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:

FIRST FLOOR

- Entrance Hall 4'11" x 3'8" (1.52m x 1.12m)
- Kitchen/Dining/Sitting Room 27'11" x 15'1" (8.53m x 4.60m)
- Shower Room 10'4" x 4'9" (3.15m x 1.47m)

SECOND FLOOR

- Bedroom 16'2" x 15'3" (4.93m x 4.65m)

OUTSIDE

- Garden

Water Charge

A contribution for water charges is payable direct to the landlord with the rent at the rate of £50 per calendar month.

HOLDING DEPOSIT

£219 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,096 (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

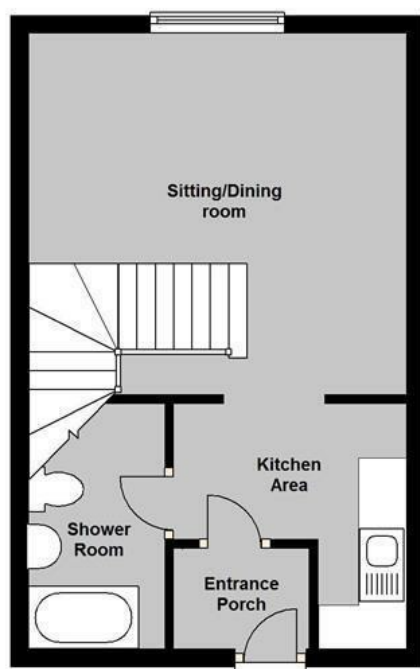
Provided by ARLA

INDEPENDENT REDRESS SCHEME

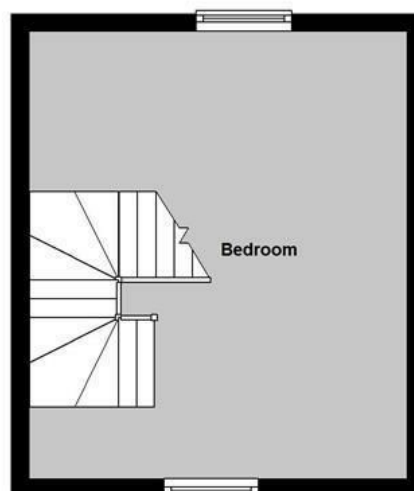
Christopher Hodgson Estate Agents are members of The Property Ombudsman



First Floor
Approx. 28.3 sq. metres (304.5 sq. feet)



Second Floor
Approx. 21.2 sq. metres (228.7 sq. feet)



Total area: approx. 49.5 sq. metres (533.2 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.

Christopher Hodgson Estate Agents for itself and as for the vendor or 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 Reasonable endeavours 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 Estate 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 of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor 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, omission 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.

Energy Efficiency Rating		
Energy Efficiency Rating	Current	Target
100-120 kWh/m ² per year (A)		
81-100 kWh/m ² per year (B)		
61-80 kWh/m ² per year (C)		
41-60 kWh/m ² per year (D)		
21-40 kWh/m ² per year (E)		
1-20 kWh/m ² per year (F)		
0-20 kWh/m ² per year (G)		
Below 10 kWh/m ² per year (H)		
England & Wales		

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

