

CHRISTOPHER HODGSON



**Tankerton, Whitstable**

**To Let £925 PCM**

FOR COASTAL, COUNTRY  
& CITY LIVING



---

# Tankerton, Whitstable

*95c Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AJ*

A stylish second floor flat created from the conversion of a substantial property and enjoying a prime central Tankerton location close to shops and bus routes, less than a mile from Whitstable station and just moments from Tankerton slopes and seafront.

The bright and spacious interior is finished in a contemporary style with timber flooring, and is arranged to provide an entrance hall, an open plan living room with

a smartly fitted kitchen, a double bedroom and a shower room.

No smokers. Available from early October.



## LOCATION

Tankerton Road is a desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable station (approximately 1.2 miles distant) offers fast and frequent services to London (Victoria) approximately 80mins. Whitstable town centre is approximately 1.4 mile distant and provides a good range of shopping facilities as well as fashionable seafood restaurants and recreational amenities. The A299 provides a dual carriage way link to the M2/ A2 giving access to the Channel ports and motorway network. The High Speed Rail Link (Javelin Service) provides frequent services to London St Pancras with a journey time of approximately 73mins.

## ACCOMMODATION

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

### SECOND FLOOR

- Entrance Hall
- Living Room/Kitchen  
20'11" x 13'1" (6.38m x 4.01m)
- Bedroom  
13'1" x 12'0" (4.01m x 3.66m)
- Shower Room  
7'8" x 5'4" (2.36m x 1.65m)

## 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

£213 (or equivalent to 1 weeks rent)

## TENANCY DEPOSIT

£1,067 (or equivalent to 5 weeks rent)

## TENANCY INFORMATION

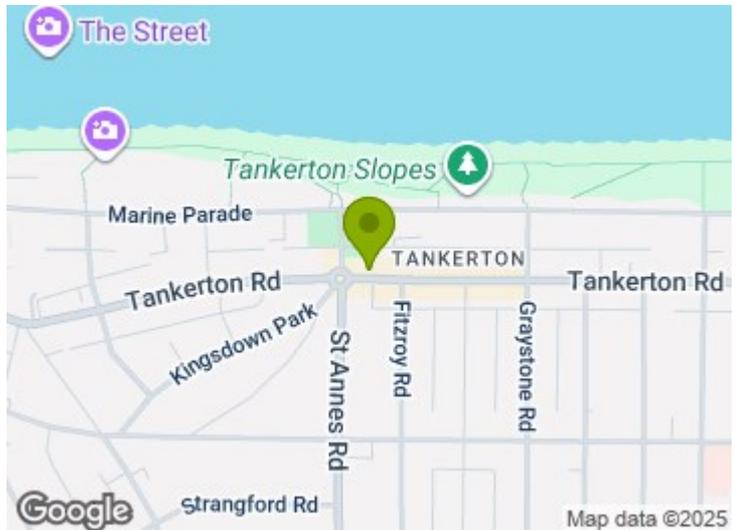
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website <https://www.christopherhodgson.co.uk/property-services/tenant-fees/>

## CLIENT MONEY PROTECTION

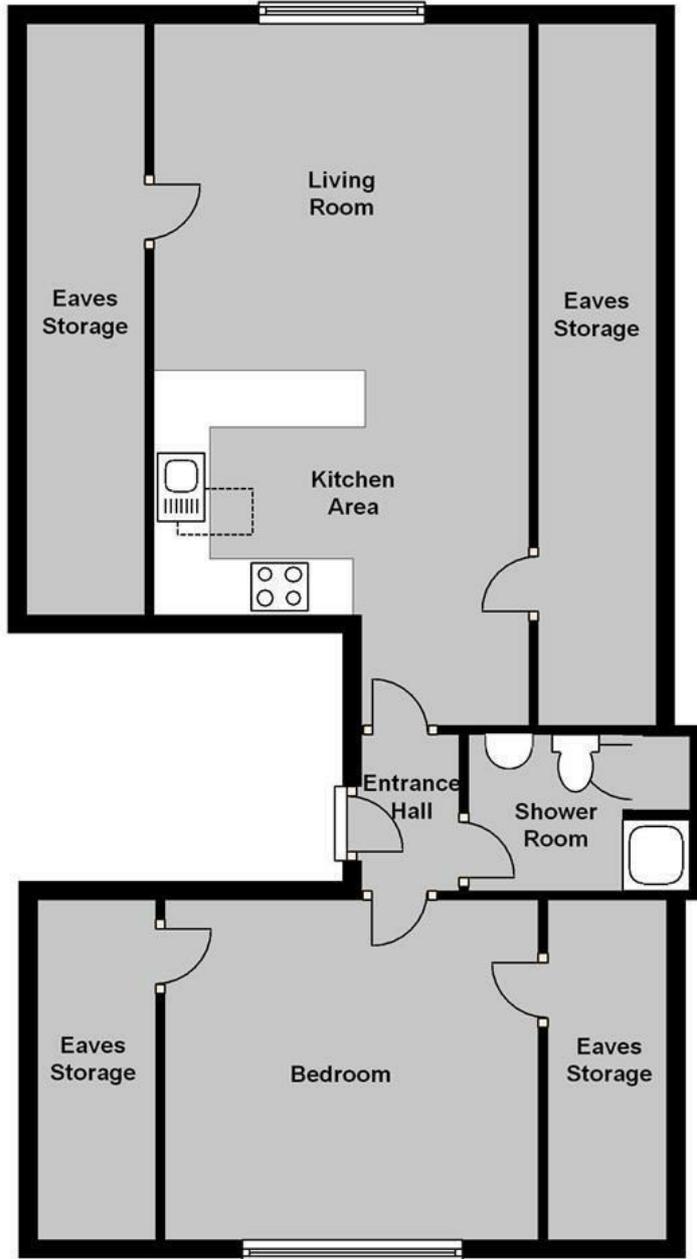
Provided by ARLA

## INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



## Second Floor



Total area: approx. 75.1 sq. metres (808.1 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		Current	Target
100 Energy Efficient Green Rating Scale	A		
100 Energy Efficient Green Rating Scale	B	77	77
100 Energy Efficient Green Rating Scale	C		
100 Energy Efficient Green Rating Scale	D		
100 Energy Efficient Green Rating Scale	E		
100 Energy Efficient Green Rating Scale	F		
100 Energy Efficient Green Rating Scale	G		
100 Energy Efficient Green Rating Scale	H		
100 Energy Efficient Green Rating Scale	I		
100 Energy Efficient Green Rating Scale	J		
100 Energy Efficient Green Rating Scale	K		
England & Wales		ED 000000	000000

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

