Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

To Let **£1,050 PCM**

...for Coastal, Country & City living.

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Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

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

A spacious and smartly 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 newly refurbished and provides comfortably proportioned accommodation arranged on the ground floor to provide an entrance hall, sitting room, contemporary kitchen and a cloakroom. The first floor comprises three bedrooms and a bathroom.

To the rear of the property there is courtyard garden with a Westerly aspect and one allocated parking space.

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' x 18'5 (6.71m x 5.61m)
at maximum points.

• Parking
One allocated parking space to the rear of the house, accessed via Grimshill Road.

Holding Deposit
£242 (or equivalent to 1 weeks rent)

Tenancy Deposit
£1,211 (or equivalent to 5 weeks rent)

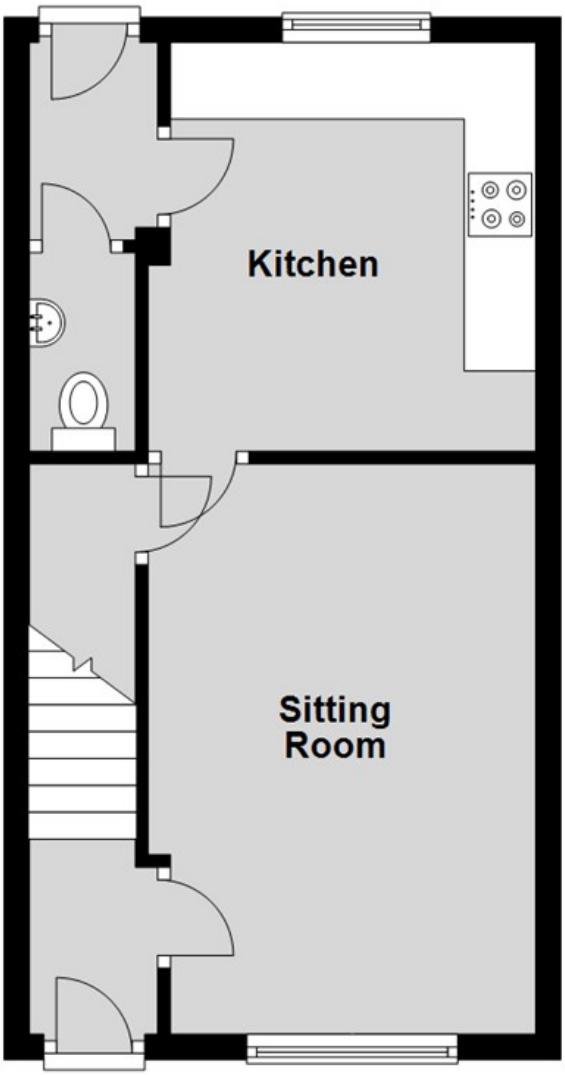
Tenancy Information
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

Client Money Protection
Provided by ARLA

Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman

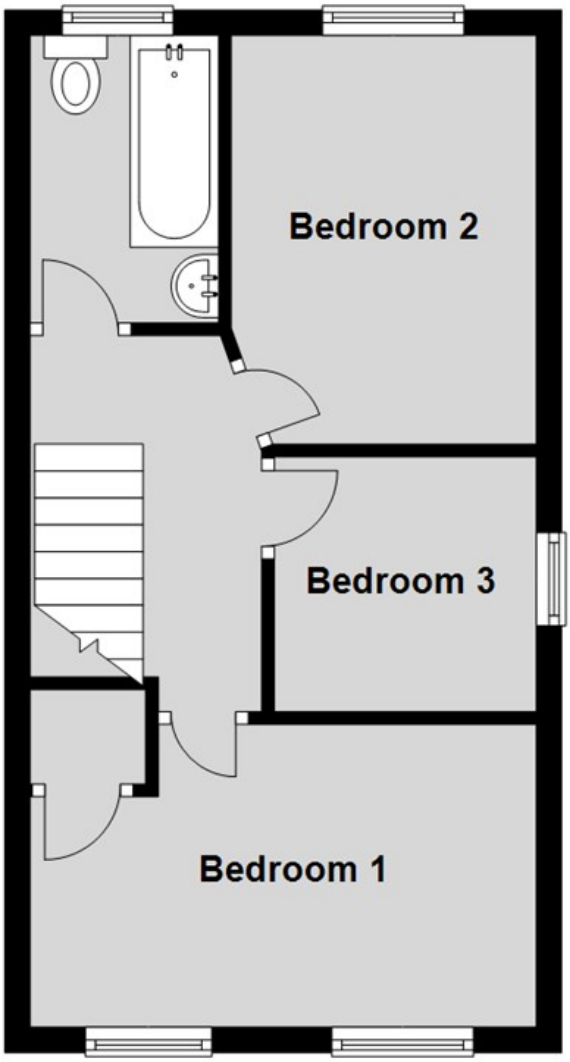
Ground Floor

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



First Floor

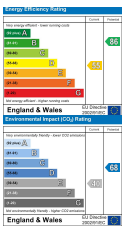
Approx. 31.5 sq. metres (339.5 sq. feet)



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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