



Whitstable

To Let **£1,350 PCM**

...for Coastal, Country & City living.

Whitstable

8 Elgar Avenue, Whitstable, Kent, CT5 1SH

A newly completed semi-detached family home forming part of the 'Whitstable Heights' development, which is conveniently positioned for access to Whitstable town centre, the seafront, highly regarded schools, Tesco supermarket, and Whitstable station (1.3 miles).

The spacious and smartly presented accommodation totals 1171.5 sq ft (108.8 sq m) and is arranged on the ground floor to provide an entrance hall, sitting room with bay window, and a contemporary kitchen with integrated appliances open-plan to a dining area with a pair of casement doors opening to the private rear garden. To the first floor there are three double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

The rear garden is predominantly laid to lawn, a driveway and garage provide off road parking for numerous vehicles. The property benefits from photovoltaic solar panels which (whilst they are producing electricity) will help to reduce running costs for the incoming tenant(s). No pets or smokers. Immediately available.



Location

Elgar Avenue is situated in a highly desirable location on the outskirts of Whitstable yet remains easily accessible to the town centre. Whitstable's bustling High Street offers a wide range of individual retail outlets, café bars and a variety of seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. Tesco supermarket is within close proximity and communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria) approximately 80 minutes with high speed links to London (St Pancras) approximately 73 minutes.

Accommodation

The accommodation and approximate measurements are:

• Entrance Hall

• Living Room

18'11" x 10'7" (5.76m x 3.23m)
at maximum points.

• Kitchen/Dining Room

17'7" x 10'8" (5.36m x 3.25m)
at maximum points.

• Cloak Room

6'6" x 2'11" (1.98m x 0.89m)
at maximum points.

• Landing

• Bedroom 1

13'5" x 12'10" (4.09m x 3.91m)
at maximum points.

• En-Suite Shower Room

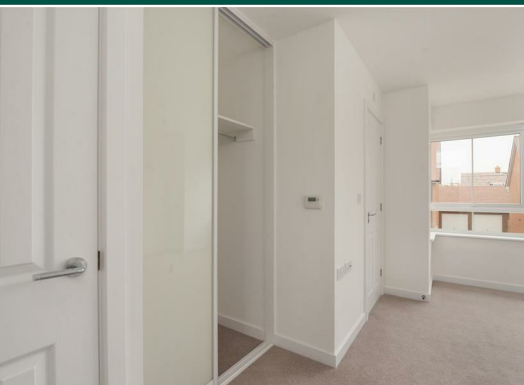
4'11" x 7'0" (1.50m x 2.13m)
at maximum points.

• Bedroom 2

10'8" x 9'3" (3.25m x 2.82m)
at maximum points.

• Bedroom 3

10'8" x 7'11" (3.25m x 2.41m)
at maximum points.



• **Bathroom**
6'10" x 6'6" (2.08m x 1.98m)
at maximum points.

• **Garage**
18'6" x 10'0" (5.64m x 3.05m)
at maximum points.

• **Rear Garden**

Solar Energy
The property benefits from photovoltaic solar panels which (whilst they are producing electricity) will help to reduce running costs for the incoming tenant(s).

Agents Note:
The loft area is unsuitable for storage and is excluded from the let area.

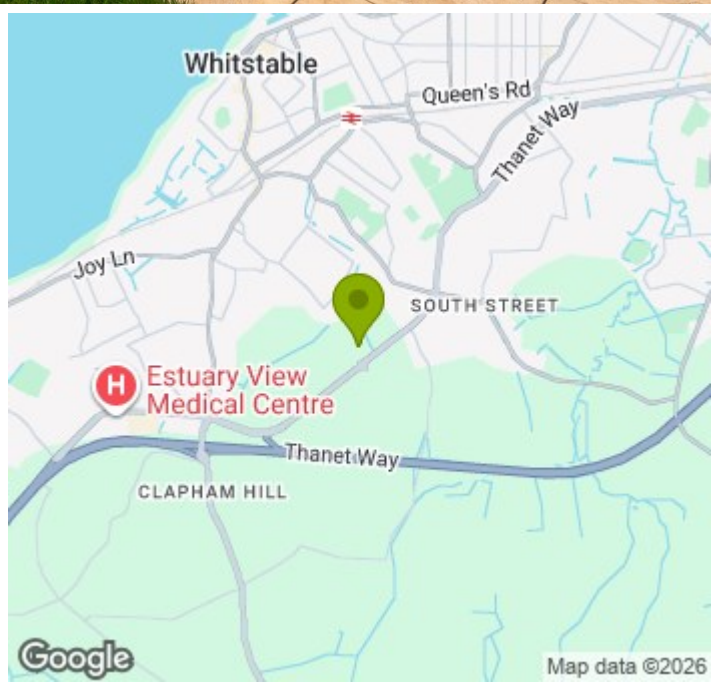
Holding Deposit
£311 (or equivalent to 1 weeks rent)

Tenancy Deposit
£1557 (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

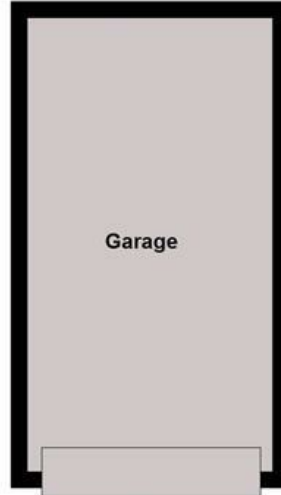
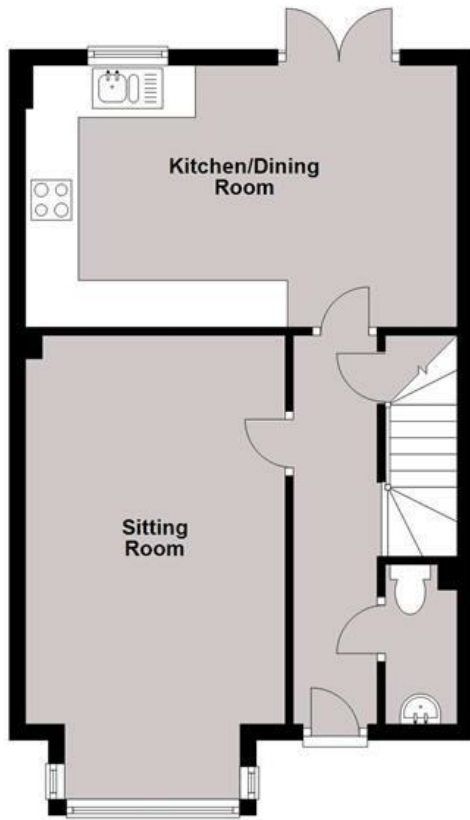
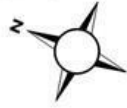
Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman

Client Money Protection
Provided by ARLA



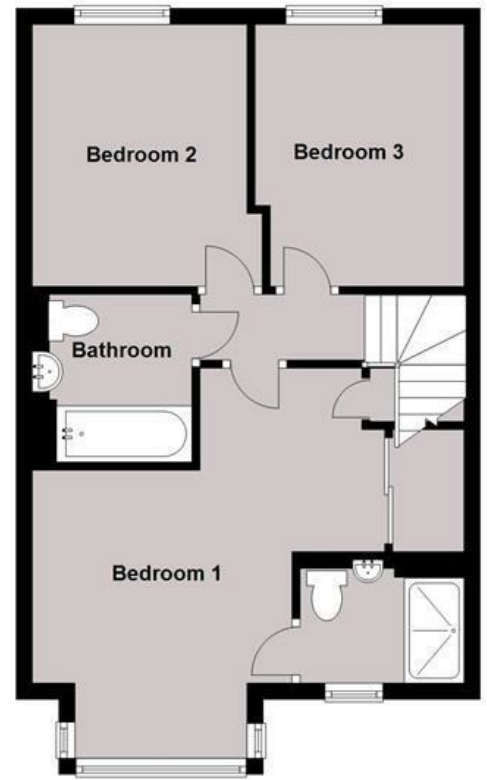
Ground Floor

Approx. 63.0 sq. metres (678.1 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.5 sq. feet)

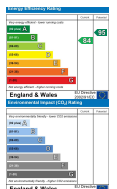


Total area: approx. 108.1 sq. metres (1163.6 sq. feet)

Council Tax Band TBC.

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

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