CHRISTOPHER HODGSON









Tankerton, Whitstable

To Let £1,600 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

3 Gann Road, Tankerton, Whitstable, Kent, CT5 2EQ

A beautifully presented period home in a desirable location, conveniently positioned for access to both Tankerton and Whitstable, including Whitstable's bustling High Street with its boutique shops and highly regarded restaurants, a short stroll to the beach and less than 500 metres from Whitstable station.

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, a sitting room with wood-burning stove, and a generous dining room opening to a smartly fitted contemporary kitchen with casement doors opening to the garden. The first floor comprises two double bedrooms with fitted storage and a luxurious bathroom which includes a freestanding bath and separate shower enclosure.

The delightful south-facing rear garden extends to 44ft (13m) and has been thoughtfully landscaped to include a terrace laid with encaustic tiling, an area laid to lawn with planted borders, a raised seating area to the rear of the garden, and a timber storage shed.

No smokers. Available from mid January.







LOCATION
Gann Road is conveniently situated close to Tankerton, and to Whitstable town centre. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 90mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 87mins. 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:

GROUND FLOOR

• Entrance Hall 6'9" x 2'11" (2.06m x 0.89m)

• Sitting Room 11'3" x 10'10" (3.43m x 3.30m)

• Dining Room 14'9" x 10'6" (4.50m x 3.20m)

• Kitchen 14'8" x 8'10" (4.47m x 2.69m)

FIRST FLOOR

• Bedroom 1 10'10" x 11'3" (3.30m x 3.43m)

• Bedroom 2 10'5" x 8' (3.18m x 2.44m)

• Bathroom 8'7" x 8' (2.62m x 2.44m)

OUTSIDE

• Garden 44' x 17' (13.41m x 5.18m)

HOLDING DEPOSIT
£369 (equivalent to 1 week's rent)

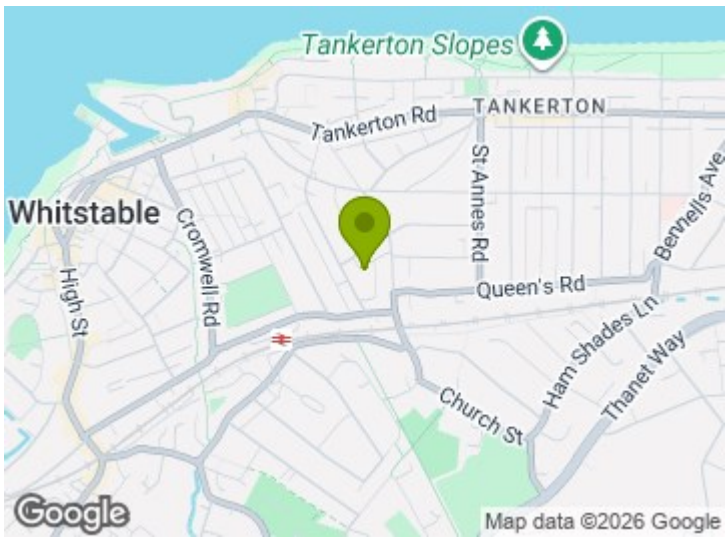
TENANCY DEPOSIT
£1,846 (equivalent to 5 weeks' rent)











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/

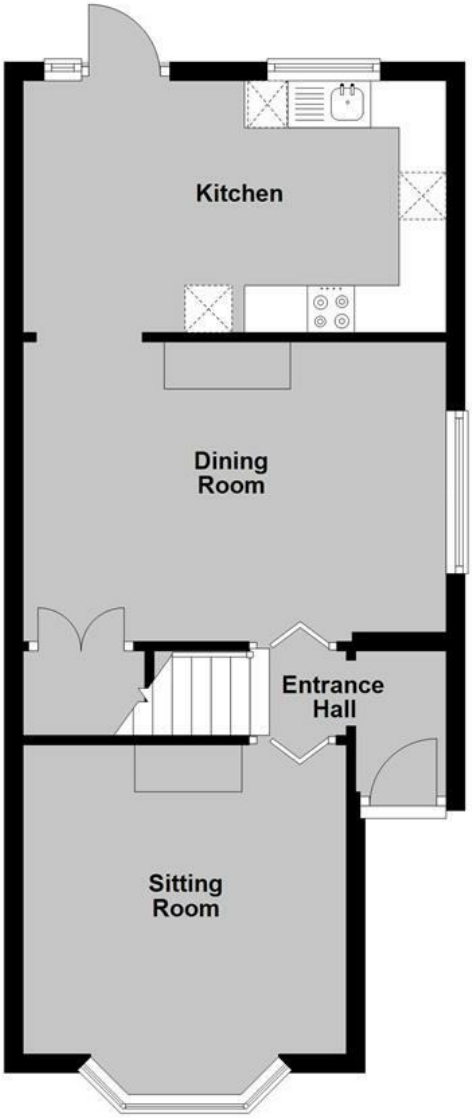
CLIENT MONEY PROTECTION
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INDEPENDENT REDRESS SCHEME
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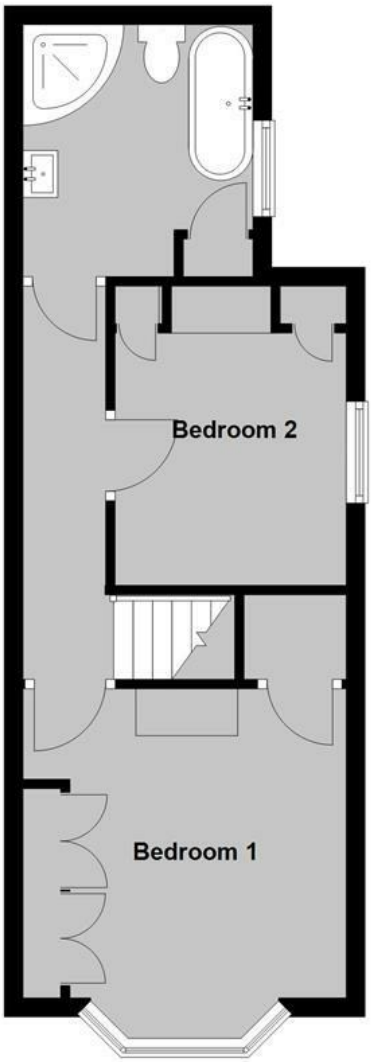
Ground Floor

Approx. 43.8 sq. metres (472.0 sq. feet)



First Floor

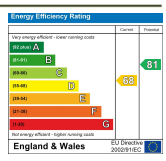
Approx. 32.9 sq. metres (354.0 sq. feet)



Total area: approx. 76.7 sq. metres (825.9 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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