

CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £1,100 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Tankerton, Whitstable

Flat 4, 19 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AB

A bright and spacious purpose built first floor flat conveniently positioned for access to both Whitstable and Tankerton, the seafront, bus routes and Whitstable mainline railway station (0.6 miles).

The smartly presented and comfortably proportioned accommodation comprises an entrance hall, sitting room, kitchen, two double bedrooms and a bathroom.

The flat also benefits from an allocated parking space located to the rear of the building, accessed via South Lodge Close.

No pets or smokers. Available from early November.



LOCATION

Tankerton Road is a much sought after road, conveniently positioned for access to both Whitstable and Tankerton, local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

ACCOMMODATION

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

- Entrance Hall
- Sitting Room 13'11" x 10'11" (4.25m x 3.34m)
- Kitchen 10'11" x 9'11" (3.34m x 3.03m)
- Bedroom 1 13'11" x 10'0" (4.25m x 3.04m)

- Bedroom 2 9'11" x 9'11" (3.04m x 3.03m)

- Bathroom 7'8" x 5'5" (2.36m x 1.66m)

HOLDING DEPOSIT

£253 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,269 (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/>

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

CLIENT MONEY PROTECTION

Provided by ARLA





First Floor

Approx. 58.6 sq. metres (630.6 sq. feet)



Total area: approx. 58.6 sq. metres (630.6 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C	74	79
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	G		
Energy Efficiency Rating Legend		EPC Rating	
England & Wales		EPC Rating	

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