

# Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



## Whitstable

To Let **£1,250 Per Month PCM**

...for Coastal, Country & City living.



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# Whitstable

## Top Floor Flat, 9B Westgate Terrace, Whitstable, Kent, CT5 1LB

An exceptionally spacious first and second floor maisonette apartment, ideally situated in a highly convenient central location moments from Harbour Street with its array of individual shops, cafés, bars and eateries, less than 350 metres from Whitstable's pebble beach and working Harbour, and a short stroll from Whitstable station (0.5 miles) which provides fast and frequent services to London.

The beautifully presented accommodation comprises an entrance hall, generous living room with bay window, a contemporary kitchen with casement doors opening to a South facing decked terrace, two double bedrooms and a bathroom.

Outside, the decked terrace has steps leading down to a paved courtyard garden and one allocated parking space to the rear, accessed via Reservoir Road.

No pets or smokers. Available immediately.



### Location

Westgate Terrace is a sought after location, just a short stroll to the beach and accessible to central Whitstable with its shops, restaurants, bus routes and half a mile from Whitstable station. Whitstable is an increasingly popular and fashionable seaside resort 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 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. 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 are:

#### FIRST FLOOR

##### • Living Room

15'1" x 11'10" (4.60m x 3.63m)  
at maximum points.

##### • Kitchen

10'10" x 10'2" (3.30m x 3.10m)  
at maximum points.

##### • Bedroom 1

12'0" x 11'8" (3.65m x 3.56m)  
at maximum points.

##### • Bathroom

9'1" x 6'10" (2.77m x 2.10m)  
at maximum points.

#### SECOND FLOOR

##### • Bedroom 2

21'10" x 14'2" (6.65m x 4.32m)  
at maximum points.

#### OUTSIDE

##### • Deck

##### • Courtyard Garden



**Parking**

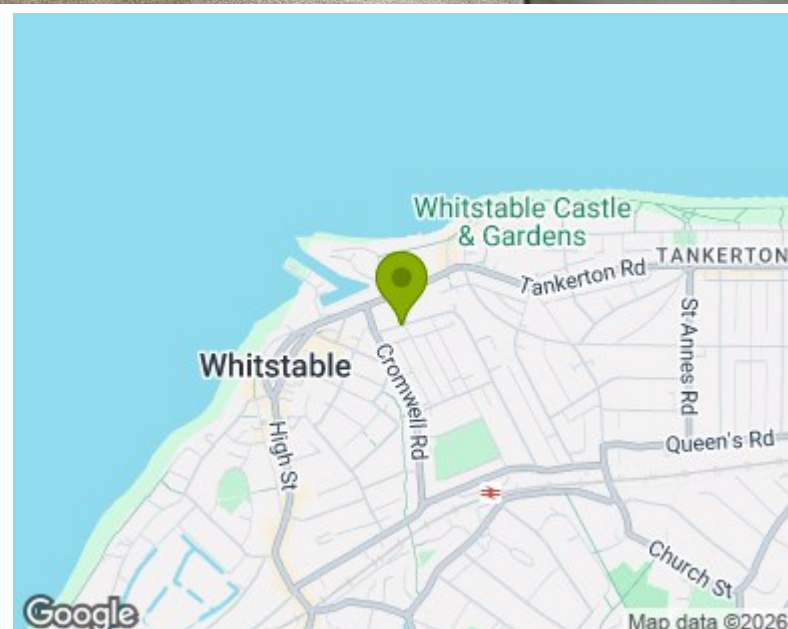
**Holding Deposit**  
£288 (or equivalent to 1 weeks rent)

**Tenancy Deposit**  
£1,442 (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](http://www.christopherhodgson.co.uk/Tenants)

**Client Money Protection**  
Provided by ARLA

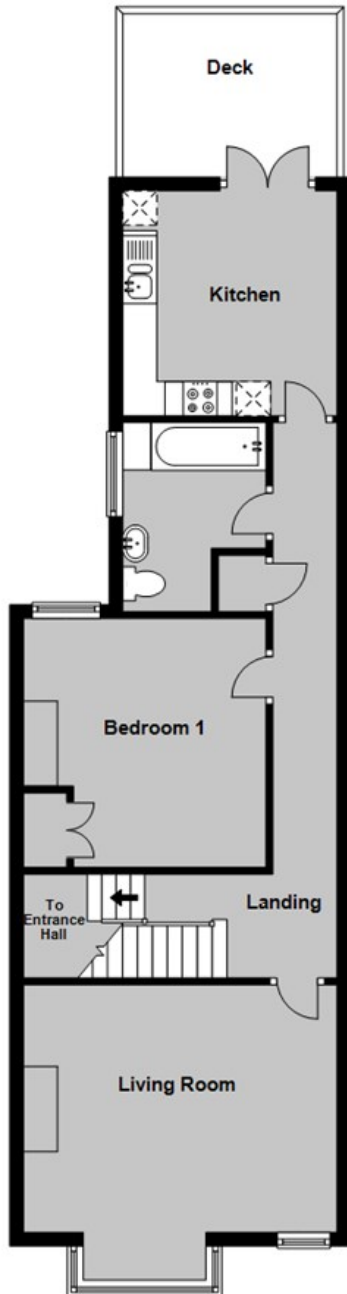
**Independent Redress Scheme**  
Christopher Hodgson Estate Agents are members of The Property Ombudsman





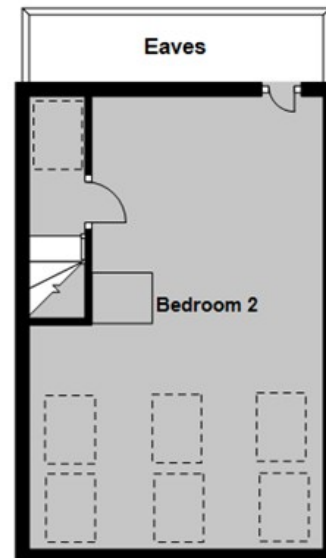
### First Floor

Approx. 61.6 sq. metres (663.4 sq. feet)



### Second Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 90.3 sq. metres (972.4 sq. feet)

**Council Tax Band A.** The amount payable under tax band A for the year 2023/2024 is **£1,398.40**

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

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