CHRISTOPHER HODGSON









Whitstable

To Let £1,400 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

67 Albert Street, Whitstable, Kent, CT5 1HT

A charming period house occupying a highly desirable position in the heart of Whitstable's conservation area, moments from the bustling High Street, Harbour Street, beach and working harbour, and within easy reach of Whitstable mainline railway station (0.5 miles).

The bright, spacious and well-proportioned accommodation extends to approximately 916 sq ft (85 sq m) and comprises an entrance hall, sitting room, dining room, kitchen and bathroom. To the first floor are two double bedrooms and a useful dressing room/study accessed from the principal bedroom.

Outside, the property benefits from a private courtyard garden with pedestrian access to the rear via St Peter's Road and Stream Walk.

No smokers. Available immediately.







LOCATION
Albert Street is a highly desirable central Whitstable location, situated within the town's conservation area and moments from the High Street, Harbour Street, beach and working harbour. Whitstable offers an excellent range of independent shops, cafés and highly regarded restaurants, together with watersports and leisure facilities. Whitstable mainline railway station is approximately 0.5 miles distant and provides frequent services to London and the surrounding area. The A299 is also readily accessible, providing links to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

- Entrance Hall
- Dining Room 10'8" x 10'4" (3.25m x 3.15m)
- Sitting Room 13'8" x 10'5" (4.17m x 3.18m)
- Kitchen 10'2" x 7'11" (3.10m x 2.41m)
- Rear Lobby
- Bathroom

FIRST FLOOR

- Bedroom 1 13'6" x 10'8" (4.11m x 3.25m)
- Dressing Room/Study 9'7" x 8'0" (2.92m x 2.44m)
- Bedroom 2 13'6" x 10'8" (4.11m x 3.25m)

OUTSIDE

- Garden 24'0" x 15'0" (7.32m x 4.57m)

HOLDING DEPOSIT
£323 (or equivalent to 1 week's rent)

TENANCY DEPOSIT
£1,615 (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/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

INDEPENDENT REDRESS SCHEME
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Total area: approx. 85.1 sq. metres (916.0 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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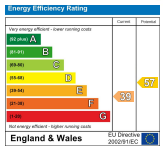

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