

CHRISTOPHER HODGSON



**Whitstable**

**To Let** £1,200 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING



# Whitstable

## *32 Cornwallis Circle, Whitstable, Kent, CT5 1DU*

A comfortably proportioned mid-terrace house, enviably positioned only 200 metres from the beach, a short stroll from Harbour Street with its boutique shops, cafés and highly regarded restaurants, Whitstable's famous working harbour, and mainline train station (0.7 miles).

The accommodation is arranged on the ground floor to provide an entrance hall, sitting room, dining room, kitchen, bathroom and a cloakroom. To the first floor there are two bedrooms which overlook Cornwallis Circle Recreation Ground.

The property also benefits from a rear garden that is predominantly laid to lawn.

Prior to the new tenancy commencing, new vinyl flooring will be laid to the living room, dining room and bathroom, as well as new carpets to the stairs, first floor landing and both bedrooms.

No smokers. Available from early May.



### LOCATION

Cornwallis Circle is a desirable location within the heart of the town and enjoys a convenient position moments from the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The A299 ('Thanet Way') dual carriageway is easily accessible offering access via the A2/M2 from London and to the channel ports and Thanet. The high speed Javelin service provides access from London (St Pancras) with a journey time of approximately 73mins. The mainline railway services and the frequent No 4 service and No 5 service in the high street provide public transport connections in all directions.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall
- Sitting Room  
12'5" x 9'10" (3.81m x 3.02m)
- Dining Room  
10'9" x 10'7" (3.28m x 3.23m)
- Kitchen  
14'0" x 4'10" (4.27m x 1.49m)

- Bathroom  
7'5" x 5'10" (2.28m x 1.80m)
- Cloakroom  
4'10" x 2'5" (1.49m x 0.76)

#### FIRST FLOOR

- Bedroom 1  
14'6" x 10'3" (4.43m x 3.12m)
- Bedroom 2  
9'11" x 6'3" (3.03m x 1.91m)

#### OUTSIDE

- Garden

#### EXCLUSION

A section of garden to the rear of the plot is excluded from the let area. The garden area included with the let is shown within the fenced boundaries in the marketing images. The tenancy will not provide any access to the rear garden from the adjacent alleyway.

#### HOLDING DEPOSIT

£276 (or equivalent to 1 weeks rent)

#### TENANT DEPOSIT

£1,384 (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/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

#### CLIENT MONEY PROTECTION

Provided by ARLA

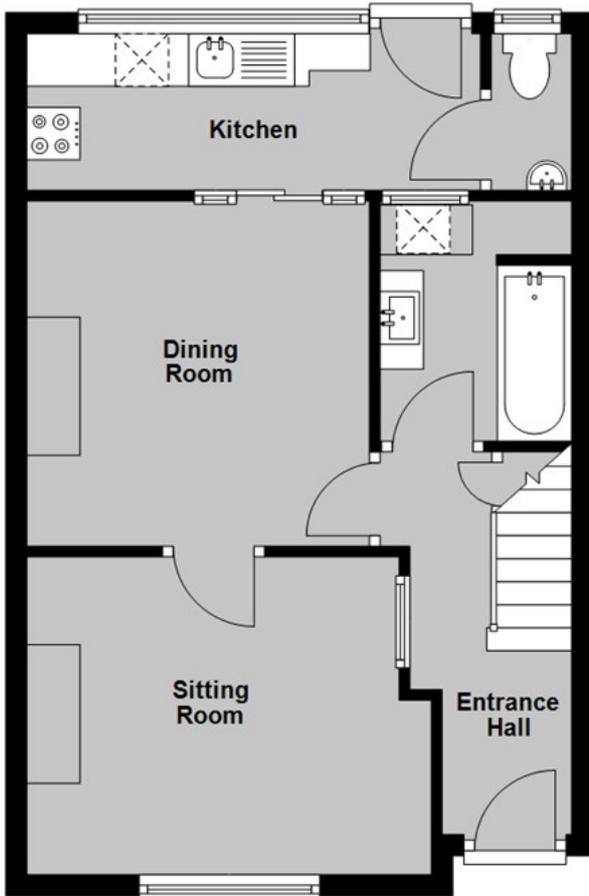
#### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



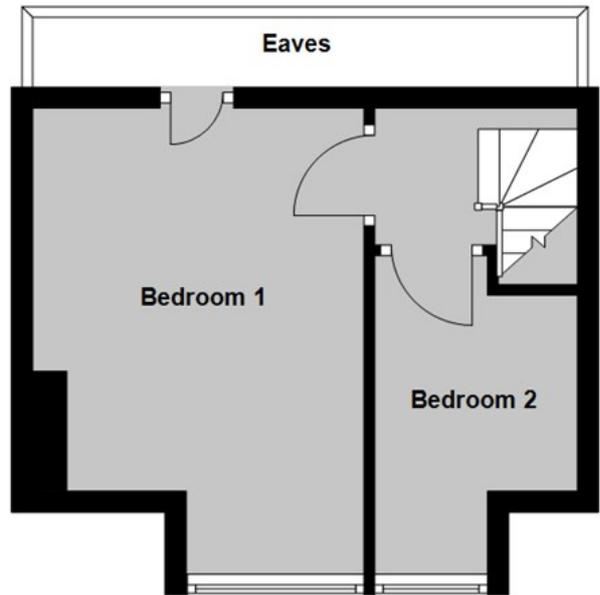
## Ground Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



## First Floor

Approx. 20.9 sq. metres (224.9 sq. feet)



Total area: approx. 61.4 sq. metres (660.7 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	Target
100 kWh/m <sup>2</sup> /year	A		
71 kWh/m <sup>2</sup> /year	B		
55 kWh/m <sup>2</sup> /year	C		
46 kWh/m <sup>2</sup> /year	D		
39 kWh/m <sup>2</sup> /year	E		
31 kWh/m <sup>2</sup> /year	F		
25 kWh/m <sup>2</sup> /year	G		

England & Wales  
EPC Decree 2008/1512

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

