

CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £1,795 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

30A Fitzroy Road, Tankerton, Whitstable, Kent, CT5 2LG

A bright and spacious contemporary home enjoying a prominent position in central Tankerton, moments from shops and amenities on Tankerton Road, bus routes, 400 metres from Tankerton Slopes and seafront, and a short stroll from Whitstable station (0.8 miles).

Outside, the west-facing rear garden extends to 29ft (8.8m), and a driveway to the front of the property provides an area of off-street parking.

No smokers. Available immediately.

The smartly presented accommodation is arranged on the ground floor to provide an entrance hall, kitchen, living room, cloakroom, and a bedroom/study. To the first floor, there are two further double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.



LOCATION

Fitzroy Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway station offers frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. Whitstable is approximately a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops as well as fashionable restaurants, cafe bars, working harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

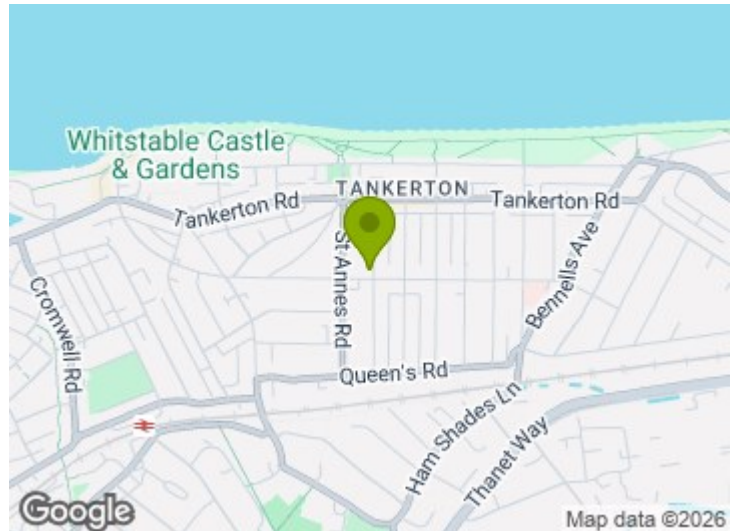
- Entrance Hall
- Kitchen 10'11" x 9'10" (3.35m x 3.02m)
- Living Room 17'1" x 10'11" (5.23m x 3.35m)
- Bedroom 3
- Cloakroom

FIRST FLOOR

- Bedroom 1 14'6" x 10'7" (4.42m x 3.25m)
- En-Suite Bathroom
- Bedroom 2 17'3" x 12'0" (5.26m x 3.66m)
- Bathroom

OUTSIDE

- Garden 29" x 15" (8.84m x 4.57m)



HOLDING DEPOSIT
£414 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£2,071 (or equivalent to 5 weeks rent)

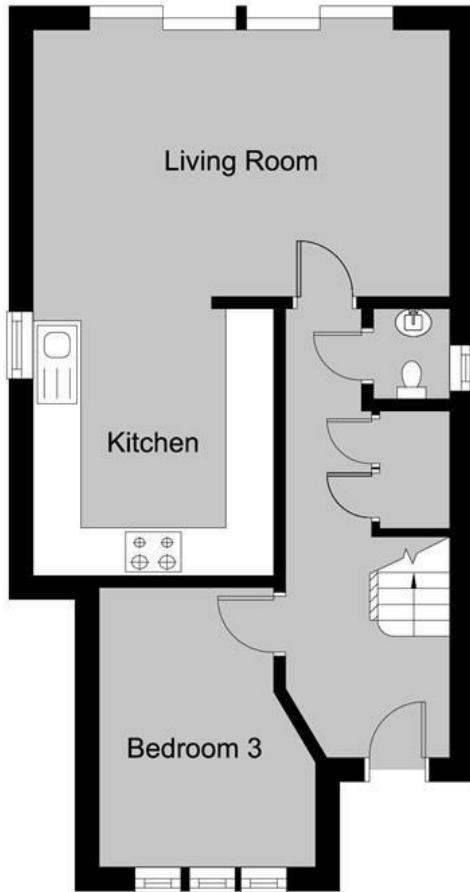
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website
<https://www.christopherhodgson.co.uk/property-services/tenant-fees/>

CLIENT MONEY PROTECTION
Provided by ARLA

INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman

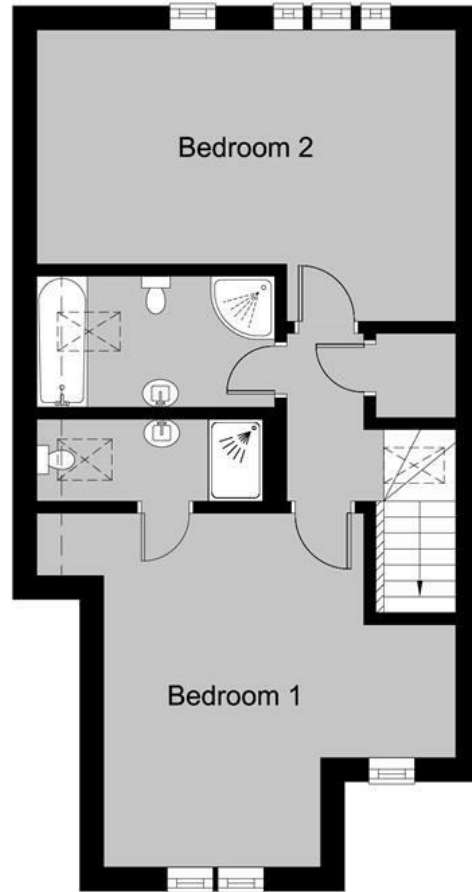
Ground Floor

Main area: approx. 50.7 sq. metres (545.0 sq. feet)



First Floor

Main area: approx. 50.7 sq. metres (545.0 sq. feet)



Main area: Approx. 101.4 sq. metres (1090.0 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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Energy Efficiency Rating	
Very energy efficient (A+)	95
Energy efficient (A)	85
Decent (B)	70
Needs improvement (C)	55
Needs improvement (D)	45
Needs improvement (E)	35
Needs improvement (F)	25
Needs improvement (G)	15

England & Wales

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

