

CHRISTOPHER HODGSON



Whitstable

To Let £1,700 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

86 Clare Road, Whitstable, Kent, CT5 2EH

A spacious semi-detached house ideally situated in a prime location only 500 metres from Whitstable station. The bustling town centre with its boutique shops and highly regarded restaurants, the beach and Whitstable harbour are a short stroll away, and Tankerton Slopes and seafront are 0.8 miles distant.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, open plan sitting room/dining room, modern kitchen and breakfast

room. To the first floor there are three bedrooms and a bathroom.

Outside, the rear garden extends to 36ft (10.97m).

No Smokers. Available Immediately.



LOCATION

Clare 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 (0.3 of a mile distant), 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:

GROUND FLOOR

- Entrance Porch

- Entrance Hall
15'8" x 5'10" (4.80 x 1.80)
- Sitting Room
23'10" x 12'2" (7.26m x 3.71m)
- Breakfast Room
8'2" x 7'10" (2.51m x 2.41m)
- Kitchen
10'0" x 9'3" (3.07m x 2.82m)

FIRST FLOOR

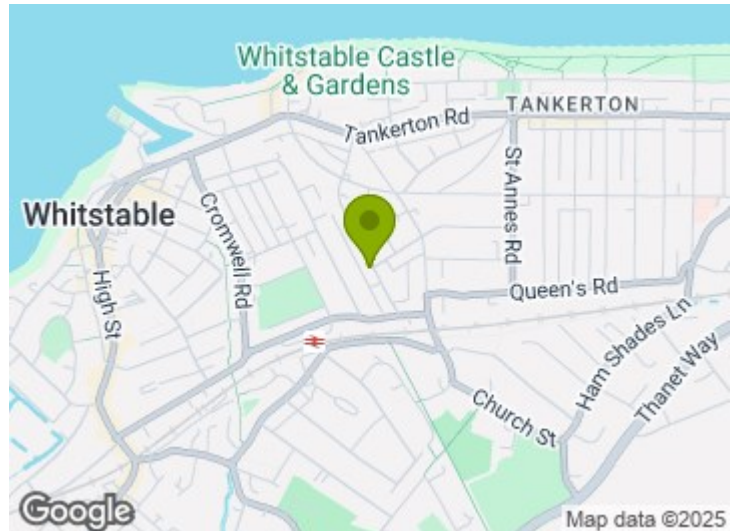
- Bedroom 1
12'2" x 11'6" (3.71 x 3.51)
- Bedroom 2
12'0" x 10'3" (3.66m x 3.12m)
- Bedroom 3
8'5" x 8'0" (2.59m x 2.44m)
- Bathroom
7'10" x 5'10" (2.41m x 1.80m)

OUTSIDE

- Garden
36" x 22'0" (10.97m x 6.71m)

EXCLUSIONS

The loft area & garden shed are expressly excluded from the let area and are not included in the leased premises. The Tenant shall have no right to access, use, or store items in the loft area or garden shed.



HOLDING DEPOSIT
£392 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,961 (or equivalent to 5 weeks rent)

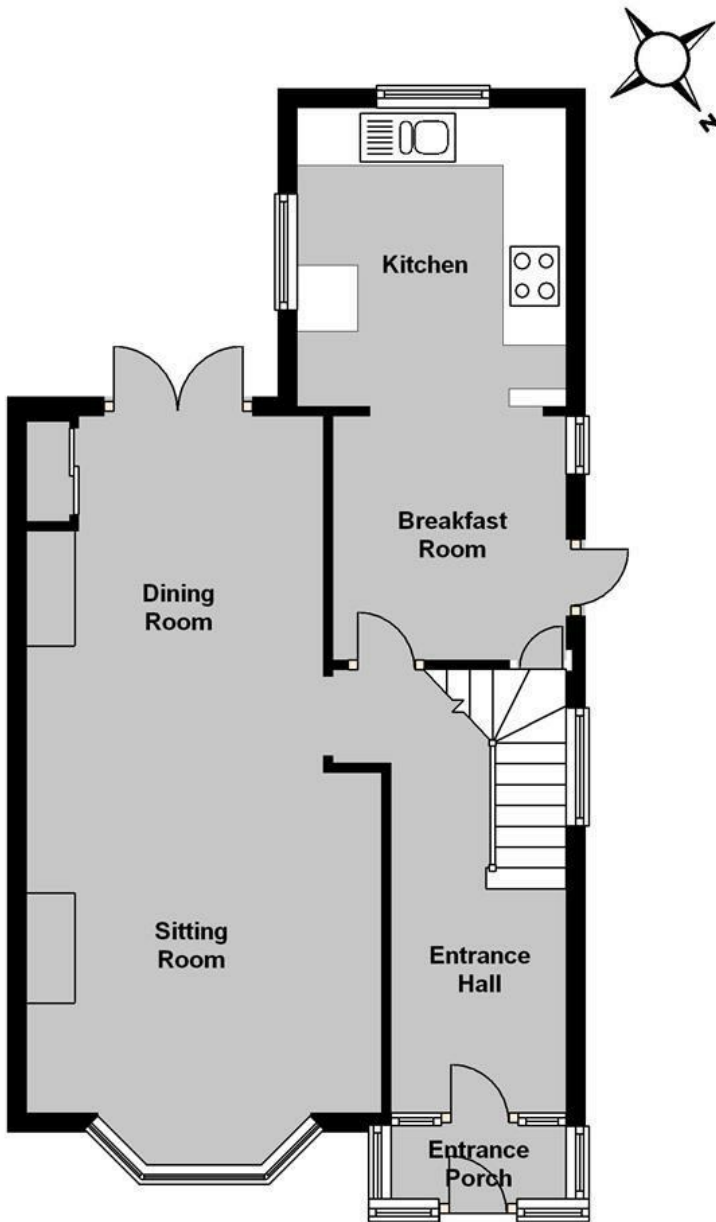
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

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

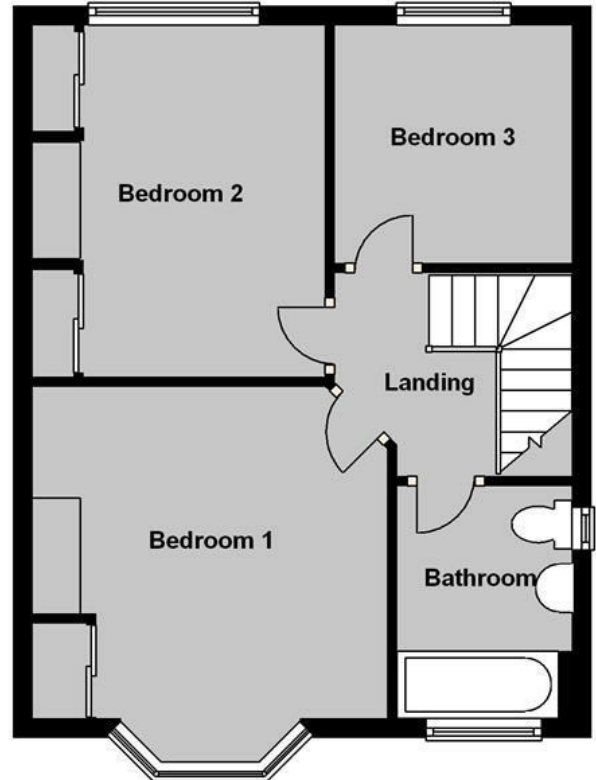
Ground Floor

Approx. 50.4 sq. metres (543.0 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 89.9 sq. metres (967.6 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest category)	A+		
Energy efficient	A		
Decent	B		
Below average	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Very energy inefficient (oldest category)			
Energy Efficiency Rating (England & Wales)		62	74

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