

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

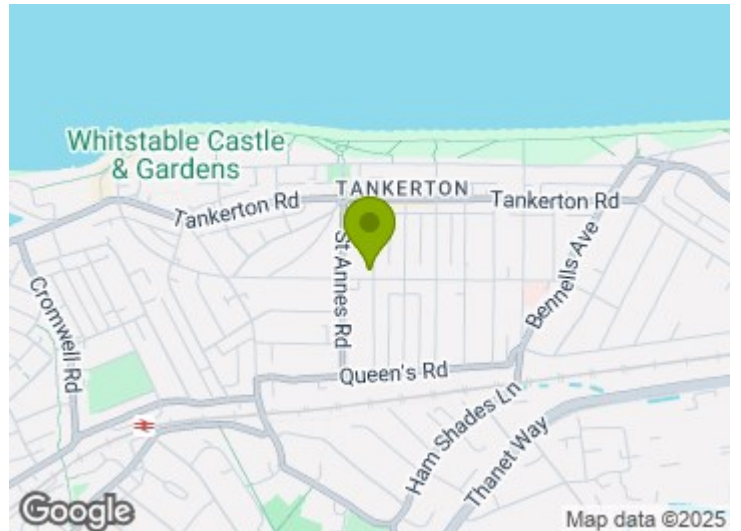
- Entrance Hall
- Kitchen 10'11" x 9'10" (3.35m x 3.02m)
- Living Room 17'1" x 10'11" (5.23m x 3.35m)
- Bedroom 3
- Cloakroom

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)

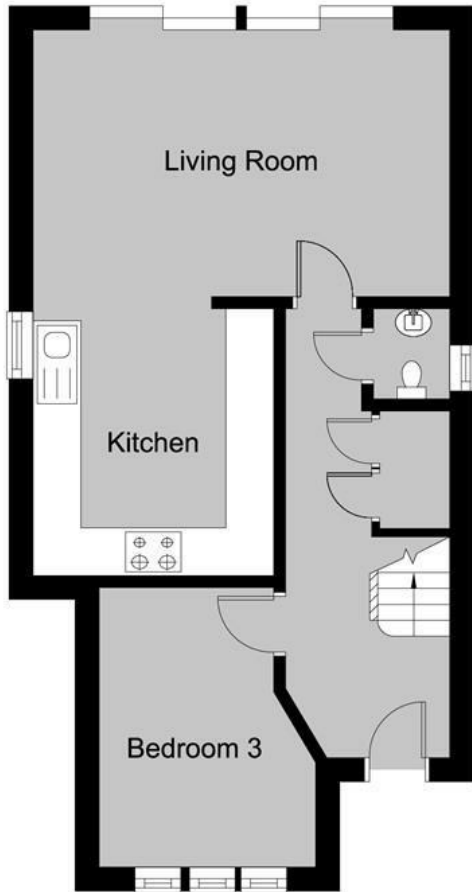
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website
<https://www.christopherhodgson.co.uk/property-services/tenant-fees/>

CLIENT MONEY PROTECTION
Provided by ARLA

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

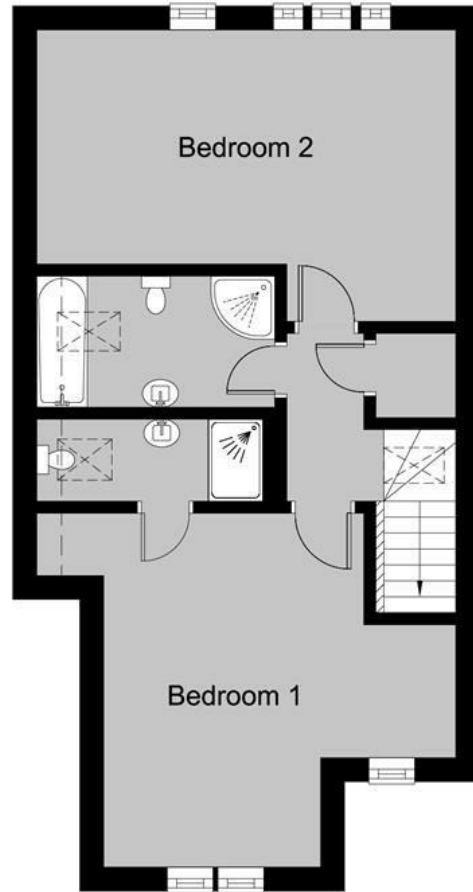
Ground Floor

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.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Very energy efficient (newest category)	95
A	84
B	
C	
D	
E	
F	
G	
Least energy efficient (oldest category)	
England & Wales	

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

