



Tankerton, Whitstable

To Let £1,550 PCM

...for Coastal, Country & City living.

Tankerton, Whitstable

13 Manor Road, Tankerton, Whitstable, Kent, CT5 2JT

A 1930's detached house in a much sought after road in central Tankerton, moments from shops and amenities on Tankerton Road, 320 metres from Tankerton slopes and seafront and within easy walking distance of Whitstable station which is one mile distant.

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, sitting room and dining room with doors to the garden, and opening to a smartly fitted kitchen. To the first floor there are three bedrooms (two doubles), a stylish bathroom and a separate cloakroom. A driveway to the front of the house provides off road parking for a number of vehicles. The West facing rear garden extends to 52ft (19m).

No pets or smokers. Available from mid January.



Location

Manor Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable. The property is within close proximity to Tankerton slopes, the seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The popular town of Whitstable is less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, 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 are:

• Entrance Hall

• Living Room

16'1" x 9'11" (4.90m x 3.02m)
at maximum points

• Dining Room

16'1" x 10'6" (4.90m x 3.20m)
at maximum points

• Kitchen

9'11" x 6'11" (3.02m x 2.11m)
at maximum points

• Bedroom 1

16'1" x 10'0" (4.90m x 3.05m)
at maximum points

• Bedroom 2

16'1" x 10'6" (4.90m x 3.20m)
at maximum points

• Bedroom 3

7'8" x 7'7" (2.34m x 2.31m)



- **Bathroom**
5'9" x 5' (1.75m x 1.52m)
at maximum points
- **Cloakroom**
5'8" x 2'10" (1.73m x 0.86m)
at maximum points
- **Rear Garden**
52' x 27' (15.85m x 8.23m)
at maximum points
- **Parking**
A driveway to the front of the property provides off road parking for a number of vehicles.

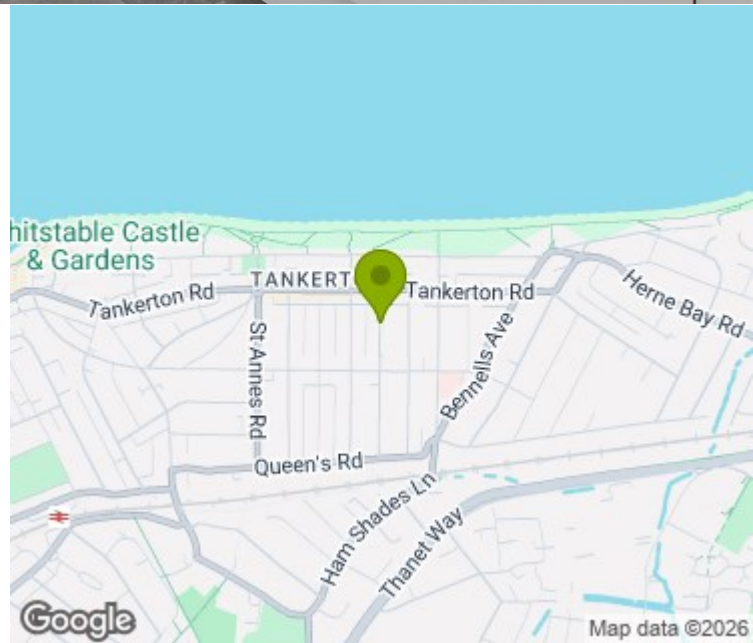
Tenancy Deposit
£1,788 (or equivalent to 5 weeks rent)

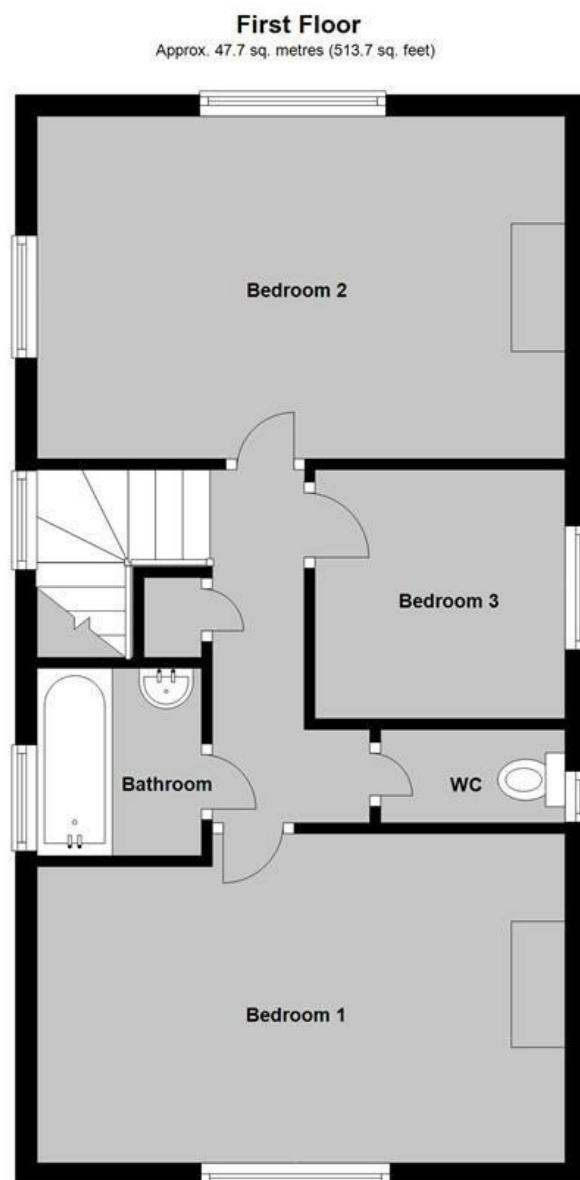
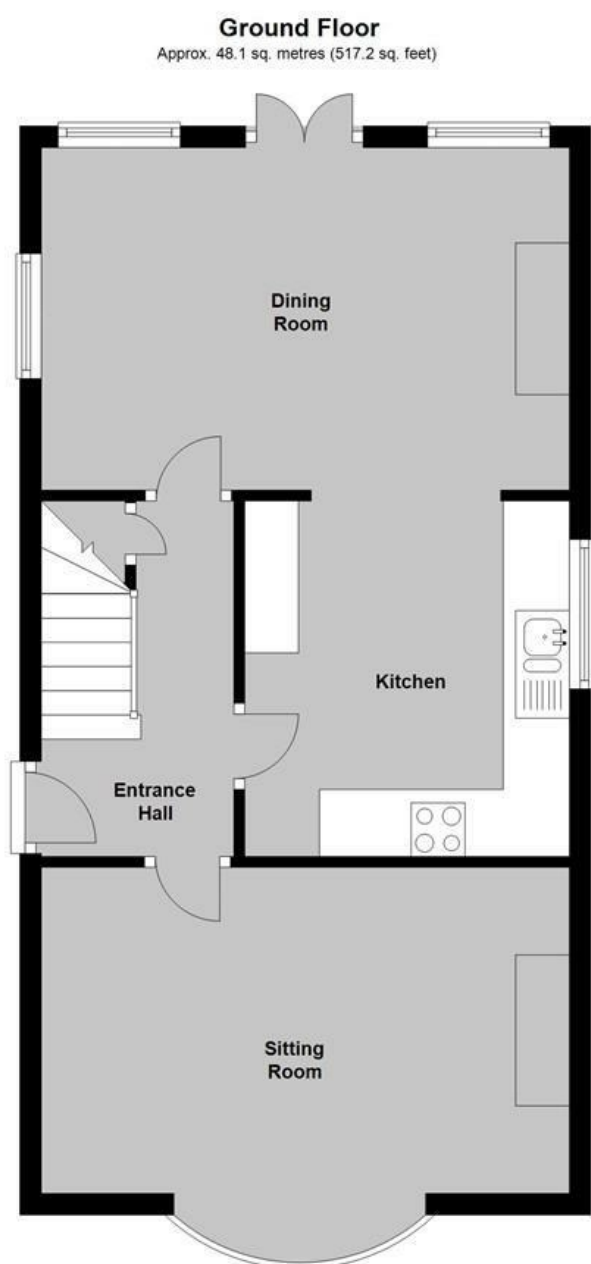
Holding Deposit
£357 (or equivalent to 1 weeks rent)

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/Tenants

Independant Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman

Client Money Protection
Provided by ARLA





Total area: approx. 95.8 sq. metres (1030.9 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2021/2022 is £1,938.95.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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