

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

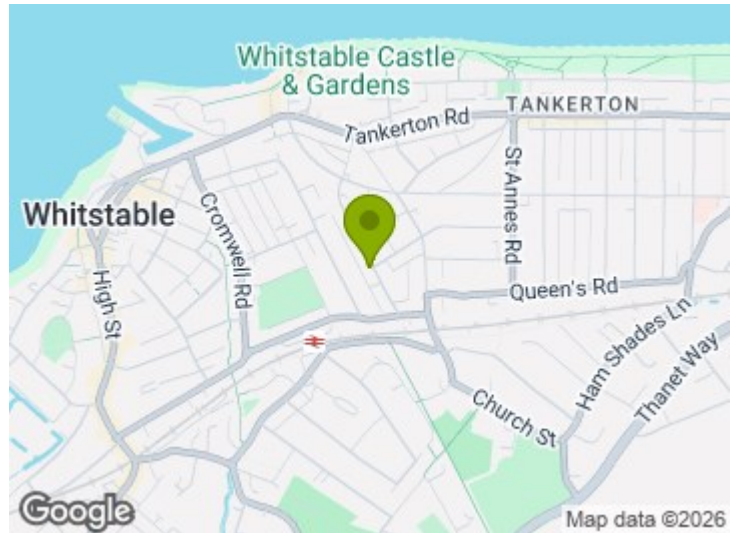
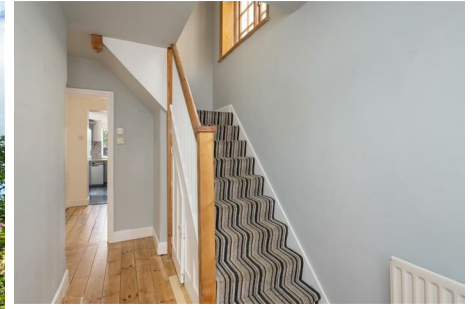
- Bedroom 1
12'2" x 11'6" (3.71 x 3.51)
- Bedroom 2
12'0" x 10'3" (3.66m x 3.12m)
- Bedroom 3
8'5" x 8'0" (2.59m x 2.44m)
- Bathroom
7'10" x 5'10" (2.41m x 1.80m)

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)

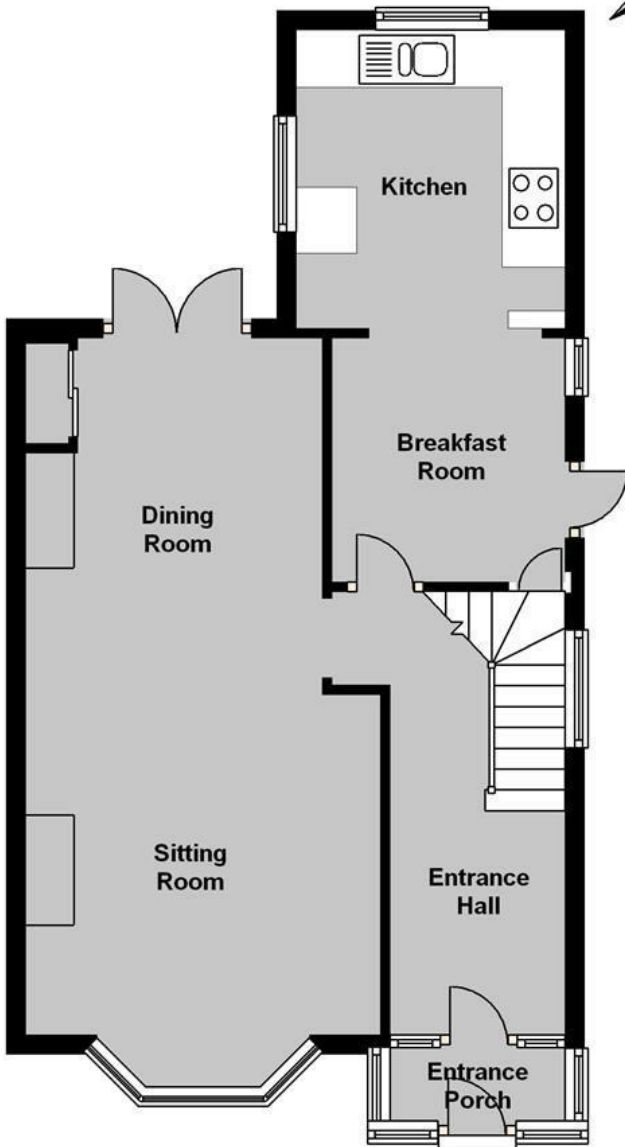
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

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

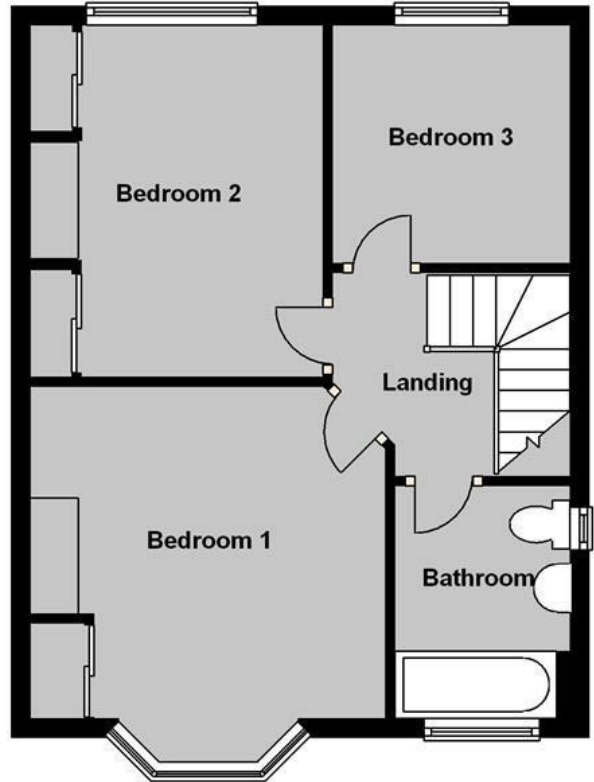
Ground Floor

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.

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		Current	Target
Very Energy Efficient (Green)	A		
Energy Efficient (Light Green)	B		
Decent (Yellow)	C	62	74
Needs Improvement (Orange)	D		
Needs Improvement (Red)	E		
Very Poor (Dark Red)	F		
Very Poor (Darkest Red)	G		

England & Wales
EPC Directive
2002/91/EC

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

