

CHRISTOPHER HODGSON



Whitstable

To Let £1,200 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

34a Canterbury Road, Whitstable, Kent, CT5 4EZ

Occupying the first floor of an attractive period building this spacious flat is conveniently positioned in central Whitstable, moments from the bustling town centre and High Street, bus routes and a short stroll to the beach and station, which is just 0.6 miles distant.

The property also benefits from one parking space located to the rear of the building and accessed from Suffolk Street.

No smokers. Available from mid November.

The comfortably proportioned and beautifully presented accommodation benefits from its own private entrance and is arranged to provide an entrance hall, generous living room, kitchen, two bedrooms and a shower room. The property retains a wealth of original period features including sash windows, joinery and high ceilings.



LOCATION

Canterbury Road is a highly desirable location situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links 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 A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Covered entrance porch
- Entrance Hall

FIRST FLOOR

- Living room 15'3" x 14'3" (4.64m x 4.35m)
- Kitchen 13'0" x 7'5" (3.96m x 2.26m)

- Bedroom 1 12'1" x 12'1" (3.68m x 3.68m)
- Bedroom 2 9'9" x 7'5" (2.97m x 2.26m)
- Shower Room 10'7" x 4'6" (3.23m x 1.37m)

OUTSIDE

- Parking

HOLDING DEPOSIT

£276 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,384 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

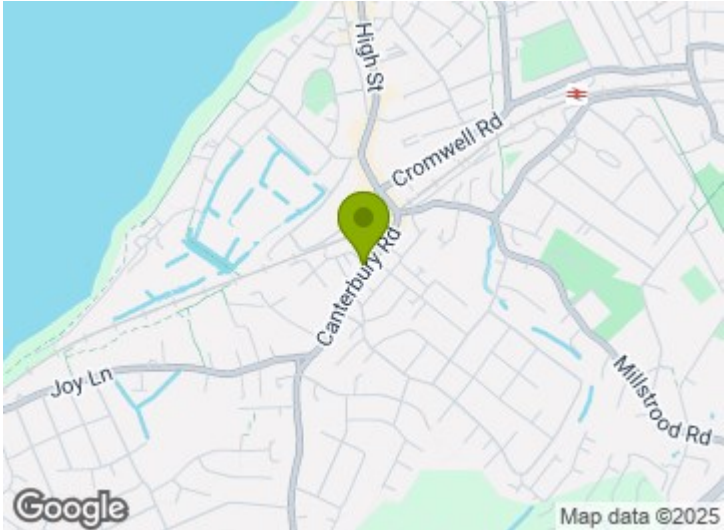
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION

Provided by ARLA

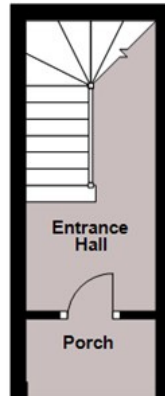
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



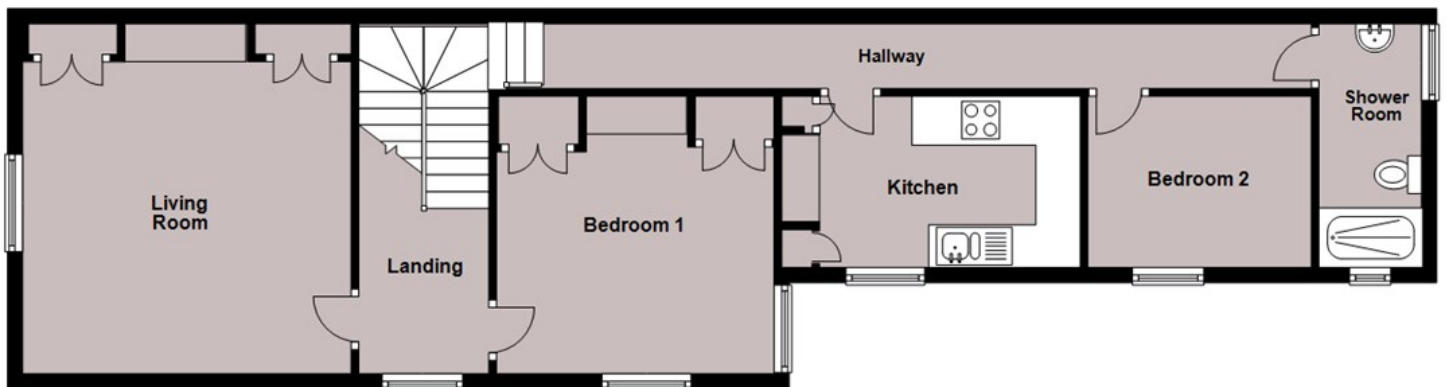
Ground Floor

Approx. 8.3 sq. metres (89.1 sq. feet)



First Floor

Approx. 73.8 sq. metres (794.3 sq. feet)



Total area: approx. 82.1 sq. metres (883.5 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy efficiency needs to be improved - higher running costs	E		
Low energy efficiency - very high running costs	F		
Very poor energy efficiency - extremely high running costs	G		
Energy Efficiency Rating		64	78
England & Wales		ED1 Domestic properties	

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