

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

To Let **£1,595 PCM**

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

2 The Slipway, Sea Wall, Whitstable, Kent, CT5 1BY

This three storey detached house enjoys a private and secluded position in the heart of Whitstable, moments from The Horsebridge Arts and Community Centre, Harbour Street with its array of independent shops and highly regarded restaurants and Whitstable's charming pebble beach, where a short and pleasant stroll will take you to the famous working harbour. Whitstable station is 0.6 of a mile distant.

The bright, spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall with under stair storage cupboard and cloakroom, a generous sitting room with partially vaulted ceiling open plan to the dining area, and a recently fitted contemporary kitchen.

To the first floor there are two bedrooms and a bathroom, and the second floor is occupied by the principal bedroom with en-suite shower room.

Outside, there is a small seating area, one allocated parking space accessed via electronically operated gates from Terrys Lane, and a charging point for an electric vehicle.

No pets or smokers. Available immediately.



Location

The Slipway is a desirable location in Whitstable, conveniently positioned moments from the beach and town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of independent boutique shops, café bars and popular restaurants specialising in local seafood. The mainline railway station at Whitstable provides 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 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 are:

GROUND FLOOR

• Entrance Hall

9'6" x 7'4" (2.90m x 2.25m)
at maximum points

• Sitting Room

14'11" x 11'1" (4.55m x 3.38m)
at maximum points

• Dining Area

8'7" x 7'6" (2.64m x 2.29m)
at maximum points

• Kitchen

13'1" x 7'6" (3.99m x 2.29m)
at maximum points

• Cloakroom

5'2" x 2'11" (1.60m x 0.89m)
at maximum points

FIRST FLOOR

• Bedroom 2

11'1" x 8'5" (3.39m x 2.59m)
at maximum points

• Bedroom 3

10'7" x 6'2" (3.25m x 1.88m)
at maximum points

• Bathroom

7'4" x 6'2" (2.26m x 1.88m)
at maximum points



SECOND FLOOR

• **Bedroom 1**
11'5" x 10'2" (3.48m x 3.11m)
at maximum points

• **En-Suite Shower Room**

Parking

One allocated parking space accessed via electronically operated gates from Terrys Lane.

Video Tour Available

Please view the video tour for this property, and contact us to discuss arranging a viewing.

Holding Deposit

£368 (or equivalent to 1 weeks rent)

Tenancy Deposit

£1,840 (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/Tenants

Client Money Protection

Provided by ARLA

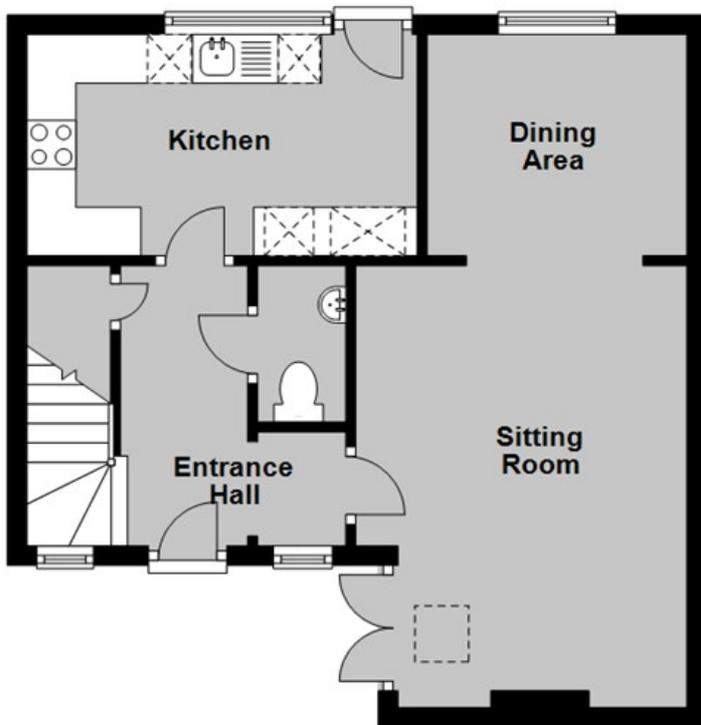
Independent Redress Scheme

Christopher Hodgson Estate Agents are members of The Property Ombudsman

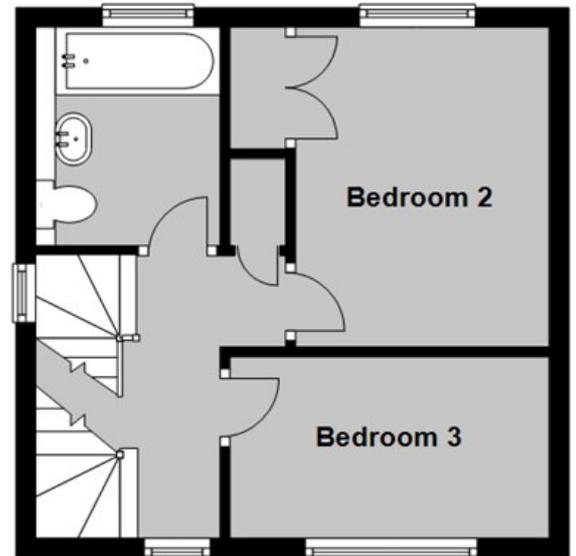




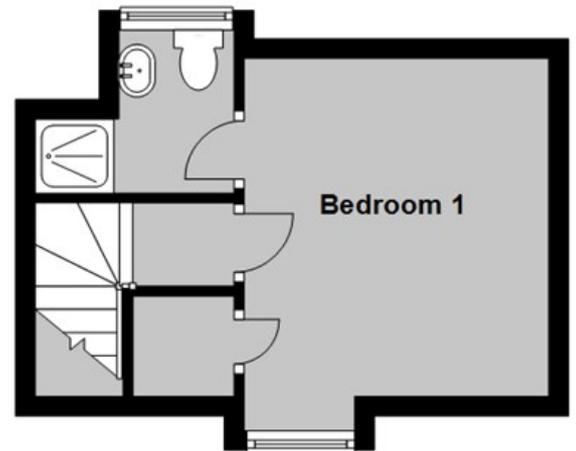
Ground Floor
Approx. 40.3 sq. metres (434.1 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.6 sq. feet)



Second Floor
Approx. 18.5 sq. metres (198.7 sq. feet)



Total area: approx. 86.6 sq. metres (932.4 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2023/2024 is £2,563.73

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

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.

