

CHRISTOPHER HODGSON



Whitstable

To Let £1,595 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

24 Glebe Way, Whitstable, Kent, CT5 4LW

A spacious and smartly presented family home ideally situated in a quiet cul-de-sac, within close proximity to Whitstable's bustling high street, bus routes, mainline railway station (0.7 miles) and the beach, which is accessed via a pleasant stroll across the golf course.

The property benefits from gardens to the front and rear, and the use of a single garage.

No smokers. Available Immediately.

The smartly presented accommodation is arranged on the ground floor to provide an entrance hall, a generous sitting room, and an open-plan kitchen/dining room. To the first floor there are three bedrooms and a family bathroom.



LOCATION

Glebe Way enjoys a convenient situation close to the town centre and is within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall 5'3" x 4'7" (1.62m x 1.42)
- Sitting Room 16'10" x 13'11" (5.14m x 4.26m)
- Kitchen/Dining Room 16'10" x 11'9" (5.14m x 3.60m)

FIRST FLOOR

- Bedroom 1 14'3" x 9'2" (4.35m x 2.80m)
- Bedroom 2 10'4" x 8'6" (3.16m x 2.61m)
- Bedroom 3 10'9" x 7'4" (3.28m x 2.25m)

- Bathroom 6'2" x 5'8" (1.88m x 1.74m)

OUTSIDE

- Garage 16'2" x 7'10" (4.95m x 2.40m)
- Garden 34'2" x 22'67" (10.41m x 6.71m)

EXCLUSIONS

The loft area & the single garage adjacent to the East Boundary 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 either of these areas.

HOLDING DEPOSIT

£368 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,840 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

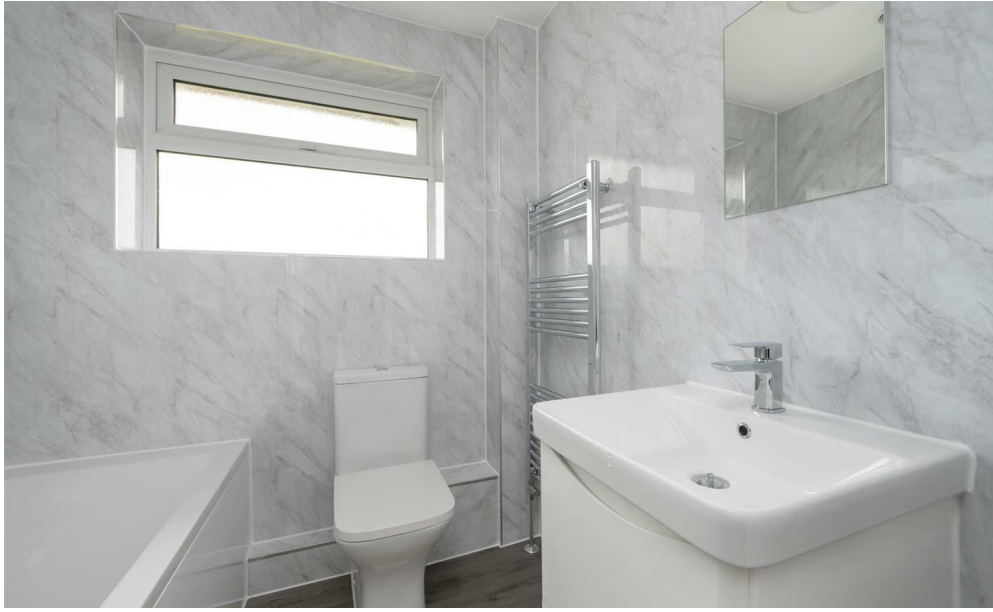
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

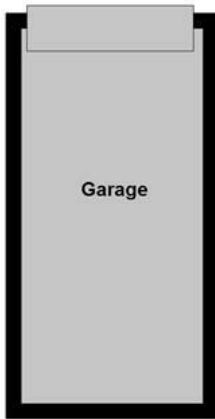
CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

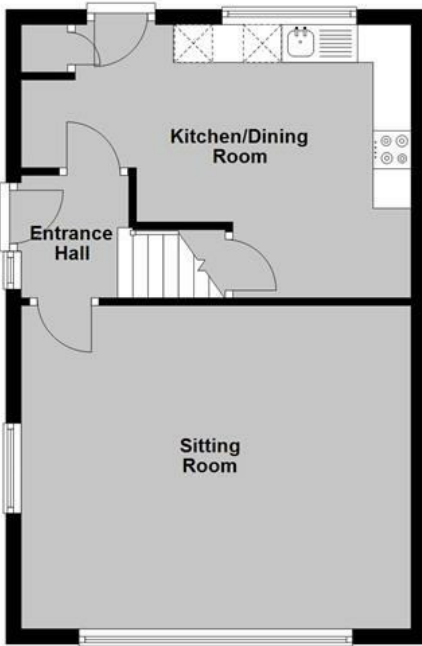




Garage

Ground Floor

Main area: approx. 41.3 sq. metres (444.1 sq. feet)
Plus garages, approx. 11.9 sq. metres (127.9 sq. feet)



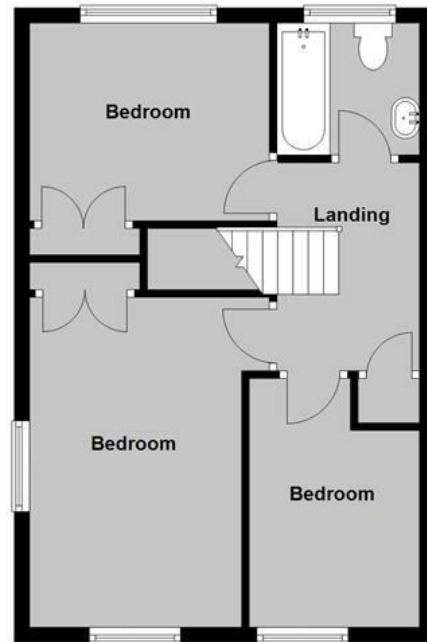
Kitchen/Dining Room

Entrance Hall

Sitting Room

First Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



Bedroom

Landing

Bedroom

Bedroom

Main area: Approx. 82.2 sq. metres (884.9 sq. feet)

Plus garages, approx. 11.9 sq. metres (127.9 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	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Energy Efficiency Rating: 87

England & Wales

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

