

CHRISTOPHER HODGSON



Whitstable

To Let £1,550 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

118b Island Wall, Whitstable, Kent, CT5 1DY

A beautifully presented maisonette apartment on one of Whitstable's premier roads, in the heart of the desirable conservation area and conveniently positioned within close proximity to the bustling town centre with its boutique shops and highly regarded restaurants, tennis courts, station (0.9 miles distant) and just moments from the beach.

The bright and spacious accommodation is arranged over two floors to provide an entrance hall, generous sitting/dining room of 'L' shaped form, smartly fitted kitchen, three double bedrooms (with sea views from the master bedroom) and a bathroom.

The property benefits from an allocated parking space.

No pets or smokers. Available from early October.



LOCATION

The property is situated in a sought after, peaceful and idyllic location on Island Wall, seconds from the beach and within a short stroll of Whitstable High Street, shops, restaurants, bus routes and station. Whitstable is an increasingly popular and fashionable seaside resort 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:

- Entrance Hall
- Sitting/Dining Room
20'11" x 14'5" (6.38m x 4.39m)
- Kitchen
13'6" x 9'7" (4.11m x 2.92m)
- Bedroom 1
14'5" x 9'7" (4.39m x 2.92m)

- Bedroom 2
11'2" x 11'0" (3.40m x 3.35m)

- Bedroom 3
10'0" x 8'10" (3.05m x 2.69m)

- Bathroom

Parking

The property benefits from an allocated parking space

HOLDING DEPOSIT

£357 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,788 (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

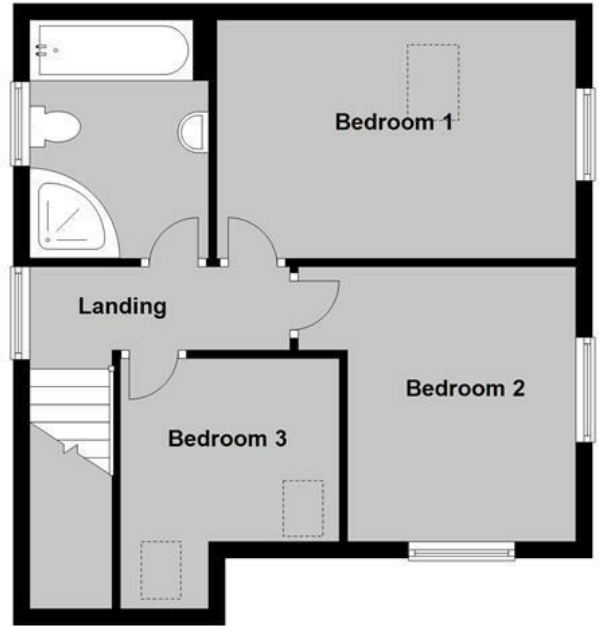
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Ground Floor
Approx. 44.4 sq. metres (477.6 sq. feet)



First Floor
Approx. 44.4 sq. metres (477.5 sq. feet)



Total area: approx. 88.7 sq. metres (955.1 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69.

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Energy Efficiency Rating		Current	Target
100 Energy efficient (Super energy grade)	A		
75-99 Energy efficient (Good energy grade)	B		
50-74 Energy efficient (Average energy grade)	C	70	73
25-49 Energy efficient (Below average energy grade)	D		
10-24 Energy efficient (Poor energy grade)	E		
1-9 Energy efficient (Very poor energy grade)	F		
0 Energy efficient (Least energy grade)	G		

England & Wales
EPC Directive
2002/91/EC

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