



## Whitstable

To Let **£1,050 PCM**

...for Coastal, Country & City living.



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# Whitstable

4 Millstream Cottages Grimshill Road, Whitstable, Kent, CT5 4RX

A modern semi-detached house in a convenient central location within reach of the train station, beach and High Street which offers a wide variety of retail outlets, restaurants and cafes.

The spacious and smartly presented accommodation includes an entrance hall, sitting room, kitchen room, three bedrooms and a family bathroom.

To the rear of the property there is courtyard garden and allocated parking for one vehicle.

No pets or smokers. Immediately available.

## Location

Grimshill Road is a sought after residential location with it being conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.3 of a mile distant and offers 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 also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable itself provides a highly regarded range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars and well-regarded seafood restaurants for which the town has become renowned. The beach is also accessible where a range of watersports facilities can be enjoyed.

## Accommodation

The accommodation and approximate measurements are:

### GROUND FLOOR

- **Sitting Room**  
14'10" x 10'1" (4.52m x 3.07m)  
at maximum points.

- **Kitchen**  
10'8" x 10'1" (3.24m x 3.07m)

### FIRST FLOOR

- **Bedroom 1**  
12'3" x 7'10" (3.73m x 2.39m)  
at maximum points.
- **Bedroom 2**  
10'6" x 7'11" (3.20m x 2.42m)  
at maximum points.
- **Bedroom 3**  
6'10" x 6'8" (2.08m x 2.03m)

- **Bathroom**

### OUTSIDE

- **Courtyard Garden**  
22'1" x 18'5" (6.73m x 5.61m)  
at maximum points.
- **Parking**

**Holding Deposit**  
£242 (or equivalent to 1 weeks rent)

**Tenancy Deposit**  
£1,211 (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](http://www.christopherhodgson.co.uk/Tenants)

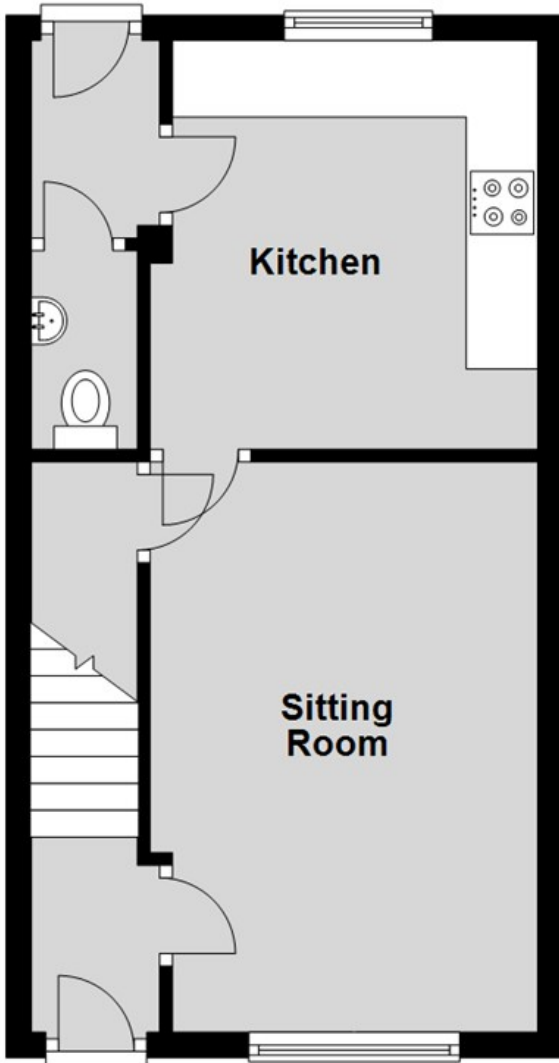
**Client Money Protection**  
Provided by ARLA

**Independent Redress Scheme**  
Christopher Hodgson Estate Agents are members of The Property Ombudsman



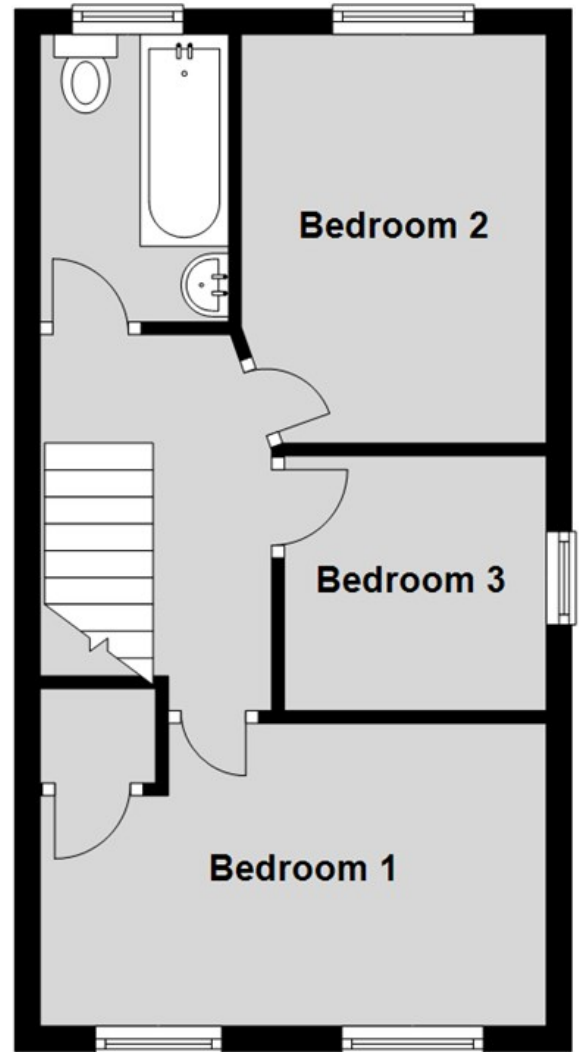
## Ground Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



## First Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



**Total area: approx. 63.1 sq. metres (678.9 sq. feet)**

**Council Tax Band C.** The amount payable under tax band C for the year 2023/2024 is £1,864.53

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

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