

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

To Let **£1,395 PCM**

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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

Glen Cottage, 5 Beach Alley, Whitstable, Kent, CT5 1BS

A charming period cottage enviably positioned just off Island Wall, moments from the beach and conveniently positioned within close proximity of the fashionable town centre, the harbour and Whitstable station (0.7 miles).

The significantly extended and beautifully presented accommodation is set over three floors with the ground floor arranged to provide a sitting room, and a contemporary fitted kitchen open-plan to dining area with doors opening to the garden. To the first floor there are two double bedrooms and two smartly fitted bathrooms (one en-suite), and the second floor comprises the third bedroom which benefits from useful eaves storage.

South facing courtyard garden.

No pets or smokers. Available Immediately.



Location

Beach Alley is located off Island Wall, one of the most desirable locations in Whitstable and forming one of the peaceful and idyllic situations for which the town is renowned. The beach is literally moments away and a pleasant stroll will take you into the 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, cafe 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

- **Sitting Room**
12'8" x 11'11" (3.87m x 3.64m)
at maximum points
- **Kitchen/Dining Area**
20'2" x 11'11" (6.16m x 3.64m)
at maximum points

FIRST FLOOR

- **Bedroom I**
11'8" x 10'2" (3.58m x 3.12m)
at maximum points
- **En-Suite Bathroom**
8'11" x 7'3" (2.74m x 2.21m)
at maximum points



- **Bedroom 2**
9'6" x 11'8" (2.92m x 3.58m)
at maximum points

- **Bedroom 3**
14'0" x 3'5" (4.29m x 1.05m)
at maximum points

- **Shower Room**

- **Storage**
8'0" x 5'6" (2.46m x 1.68m)
at maximum points

OUTSIDE

- **Courtyard Garden**

Holding Deposit
£321 (or equivalent to 1 weeks rent)

Tenancy Deposit
£1,609 (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

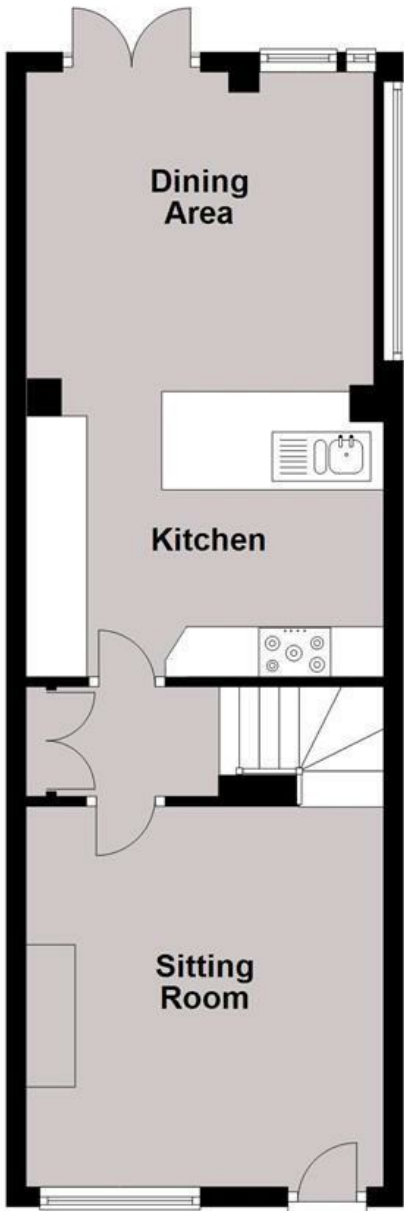
Client Money Protection
Provided by ARLA

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



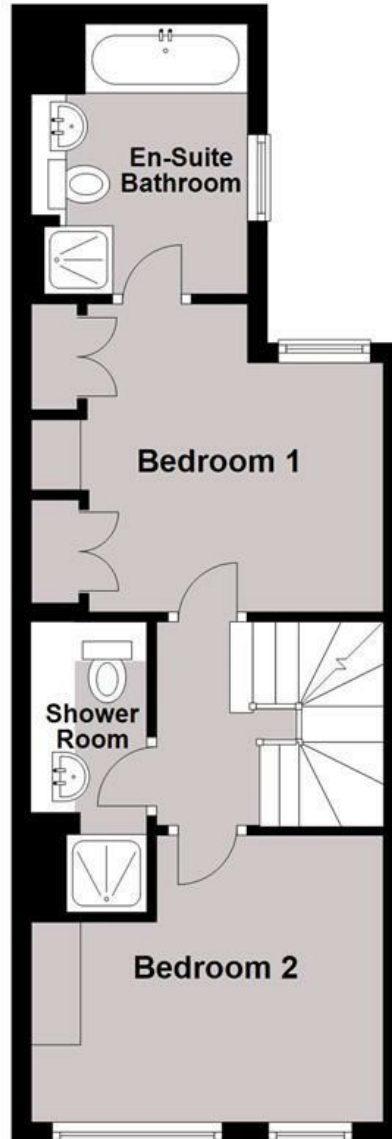
Ground Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



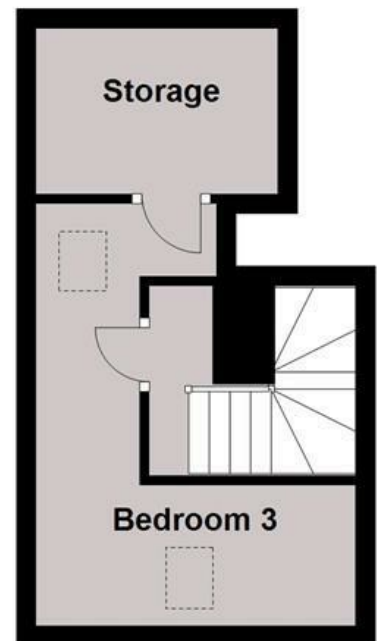
First Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



Second Floor

Approx. 17.1 sq. metres (183.9 sq. feet)



Total area: approx. 93.6 sq. metres (1008.0 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2023/2024 is £2,097.60

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

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Room	Energy Rating
Living Room	C
Kitchen	C
Bedroom 1	C
Bedroom 2	C
Bedroom 3	C
Bathroom	C
En-Suite	C
Shower Room	C
Storage	C
Overall Rating	C