

CHRISTOPHER HODGSON



Whitstable

To Let £1,400 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

77 Albert Street, Whitstable, Kent, CT5 1HT

A beautifully presented Victorian house in the heart of Whitstable's desirable conservation area, conveniently positioned just moments from Harbour Street's boutique shops, popular café bars and eateries, the seafront, working harbour and Whitstable station (0.6 miles).

The stylish and comfortably proportioned accommodation is arranged on the ground floor to provide a sitting room with bay window, dining room, contemporary kitchen, and a shower room. To the first floor there are two double bedrooms.

The courtyard garden has been designed for ease of maintenance and incorporates a timber storage shed and pedestrian rear access via Stream Walk.

No smokers. Furnishings included. Available from early March.



LOCATION

Albert Street is a highly desirable location within the town's sought after conservation area in central Whitstable and easily accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly 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 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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:

GROUND FLOOR

- Sitting Room 12'10" x 11'11" (3.90m x 3.62m)
- Dining Room 11'10" x 10'9" (3.62m x 3.30m)
- Kitchen 12'4" x 6'6" (3.75m x 1.97m)
- Bathroom 6'5" x 5'9" (1.97 x 1.77)

FIRST FLOOR

- Bedroom 1 10'11" x 11'11" (3.34m x 3.62m)

- Bedroom 2 10'7" x 11'11" (3.23m x 3.62m)

OUTSIDE

- Courtyard Garden

HOLDING DEPOSIT

£323 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,615 (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

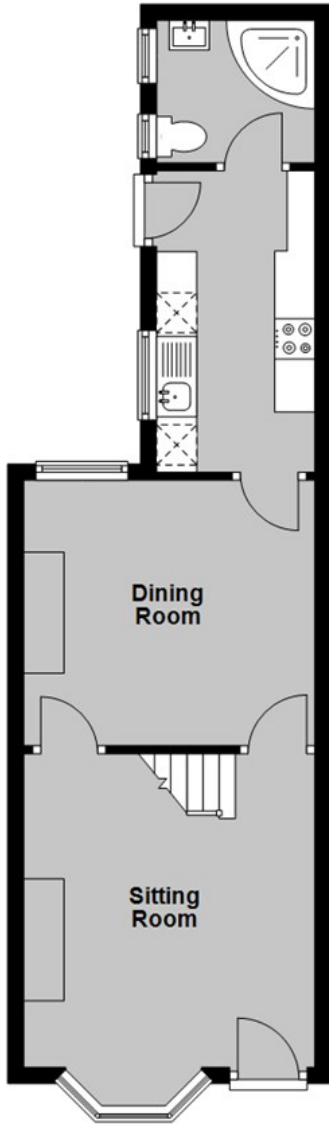
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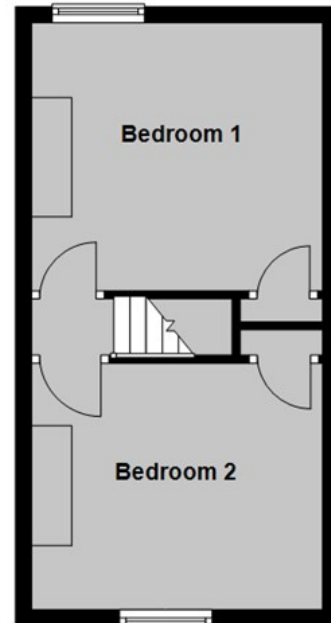
Ground Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



First Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



Total area: approx. 64.9 sq. metres (698.8 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
85-92 A	85
69-84 B	
55-68 C	
41-54 D	
27-40 E	
13-26 F	
1-12 G	
Minimum efficient - higher running costs	Minimum
England & Wales	
EPC Decree 2023/2024	

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