

CHRISTOPHER HODGSON



**Seasalter, Whitstable**

**To Let £1,850 PCM**

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Seasalter, Whitstable

## *4 Allan Road, Seasalter, Whitstable, Kent, CT5 4AH*

A beautifully presented coastal home, enviably positioned on the desirable Granville Cliff private estate, moments from Seasalter Beach. A pleasant stroll along the coastline will take you to Whitstable town centre which boasts an array of boutique shops, highly regarded restaurants and cafés, and Whitstable mainline station (2 miles).

The generous rear garden extends to 65 ft (19 m). The property also benefits from a detached garage and off street parking.

No Smokers. Available Immediately.

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



### LOCATION

Allan Road is situated within close proximity to the sea and forming part of the desirable Granville Cliff Estate which is situated on the outskirts of Whitstable. The property is accessible to the town centre either via Joy Lane or by walking along the seafront. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and water skiing facilities as well as a range of educational facilities. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes).

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall  
10'2" x 4'10" (3.10m x 1.49m)
- Sitting Room  
17'0" x 11'0" (5.20m x 3.36m )

- Kitchen/Dining Room  
14'9" x 13'9" (4.51m x 4.20m)

- Cloakroom  
4'3" x 2'11" (1.31m x 0.90m)

#### FIRST FLOOR

- Bedroom 1  
17'0" x 10'11" (5.20m x 3.34m)

- Bedroom 2  
9'0" x 8'8" (2.76m x 2.65m)

- Bedroom 3  
8'8" x 7'7" (2.65m x 2.32m)

- Bathroom  
8'4" x 5'9" (2.56m x 1.77m)

#### OUTSIDE

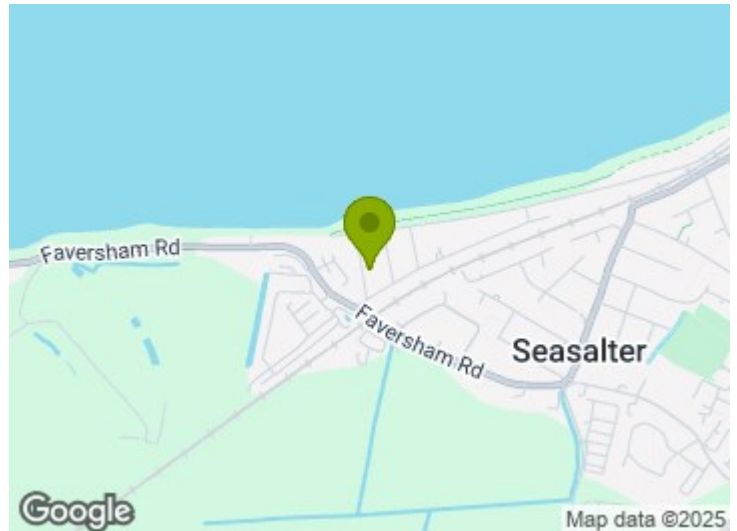
- Garage  
15'9" x 7'10" (4.81m x 2.40m)

#### HOLDING DEPOSIT

£426 (or equivalent to 1 weeks rent)

#### TENANCY DEPOSIT

£2,134 (or equivalent to 5 weeks rent)



#### TENANCY INFORMATION

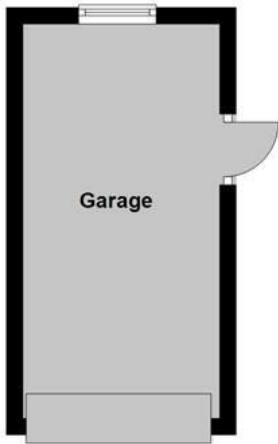
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website [www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

#### CLIENT MONEY PROTECTION

Provided by ARLA

#### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



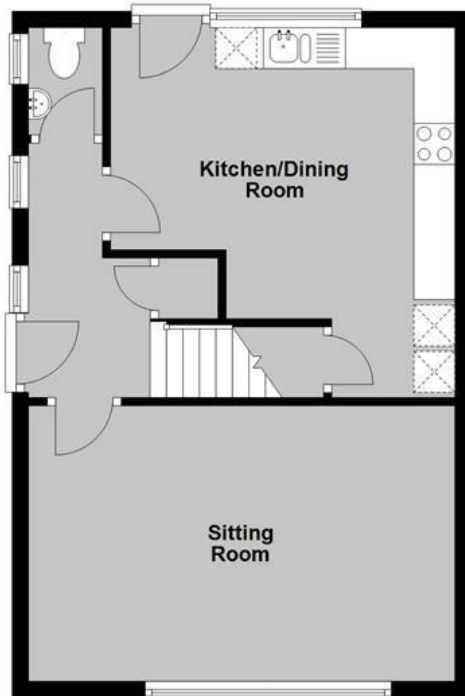
Garage

### Ground Floor

Main area: approx. 41.4 sq. metres (445.7 sq. feet)  
Plus garages, approx. 11.5 sq. metres (124.2 sq. feet)

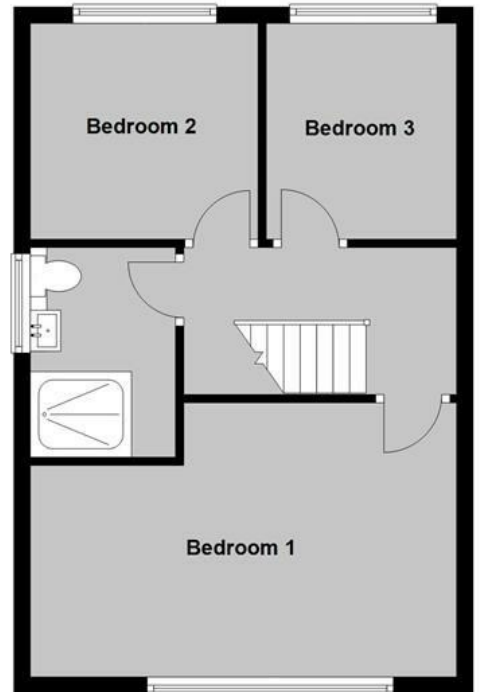
### First Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



Kitchen/Dining Room

Sitting Room



Bedroom 2

Bedroom 3

Bedroom 1

Main area: Approx. 82.9 sq. metres (892.0 sq. feet)

Plus garages, approx. 11.5 sq. metres (124.2 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2025/2025 is £2,047.33.**

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Energy Efficiency Rating		Current	Target
100 kWh/m <sup>2</sup> per year	A	47	47
71 kWh/m <sup>2</sup> per year	B		
55 kWh/m <sup>2</sup> per year	C		
41 kWh/m <sup>2</sup> per year	D		
30 kWh/m <sup>2</sup> per year	E		
21 kWh/m <sup>2</sup> per year	F		
15 kWh/m <sup>2</sup> per year	G		

England & Wales  
EPC Director  
2008/01/02

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