

CHRISTOPHER HODGSON



Whitstable

To Let £1,750 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

Apartment 4, The Sail Lofts, 15 Sea Street, Whitstable, Kent, CT5 1AN

This stunning first floor apartment forms part of an exclusive development in a prime central location, with the benefit of a private garage. The Sail Lofts is situated just one road back from the sea, moments from Harbour Street and a short stroll from the bustling town centre with its variety of boutique shops and eateries. Whitstable station is approximately 0.7 of a mile distant.

The apartment is approached via secluded communal gardens, accessible from both Sea Wall and Sea Street. The spacious accommodation has recently undergone a programme of refurbishment throughout and is arranged to provide an entrance hall, open plan living/kitchen area, three double bedrooms, two shower rooms and a cloakroom.

The walled communal gardens have been beautifully planted and provide a tranquil setting in which to relax, as well as providing a delightful approach to the apartment.

No pets or smokers. Available from early September.



LOCATION

Sea Street is situated in the desirable conservation area in close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is a fashionable town by the sea offering a good range of amenities including highly regarded restaurants, watersports facilities and a 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:

FIRST FLOOR

- Entrance Hall

Kitchen/Dining Room 20'1" x 19'1" (6.12m x 5.82m)

- Sitting Room 13'3" x 10'9" (4.04m x 3.28m)
- Bedroom 1 11'7" x 11'2" (3.54m x 3.40m)
- Bedroom 2 10'10" x 9'5" (3.30m x 2.87m)
- Bedroom 3 13'1" x 8'8" (3.99m x 2.63m)

- Shower Room

- Shower Room

- Cloakroom

OUTSIDE

- Parking
- Garage number 4.

HOLDING DEPOSIT

£403 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£2,019 (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

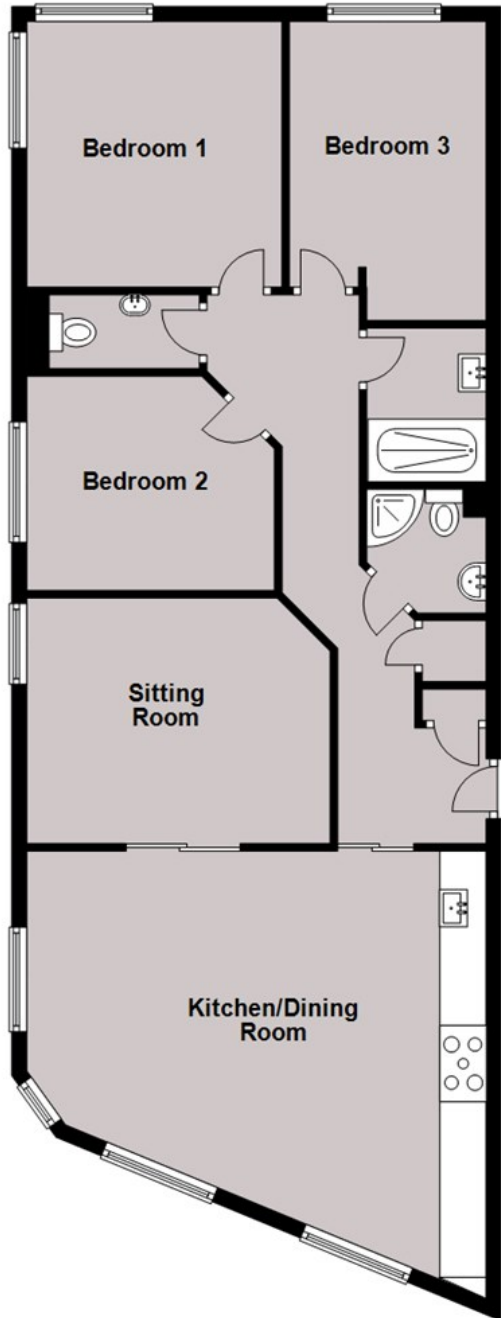
Provided by ARLA

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



First Floor
Approx. 96.5 sq. metres (1038.7 sq. feet)



Total area: approx. 96.5 sq. metres (1038.7 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - average running costs	C		
Below average energy efficiency - higher running costs	D		
Poor energy efficiency - higher running costs	E		
Very poor energy efficiency - highest running costs	F		
Worst energy efficiency - highest running costs	G		
England & Wales		Current	Potential

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