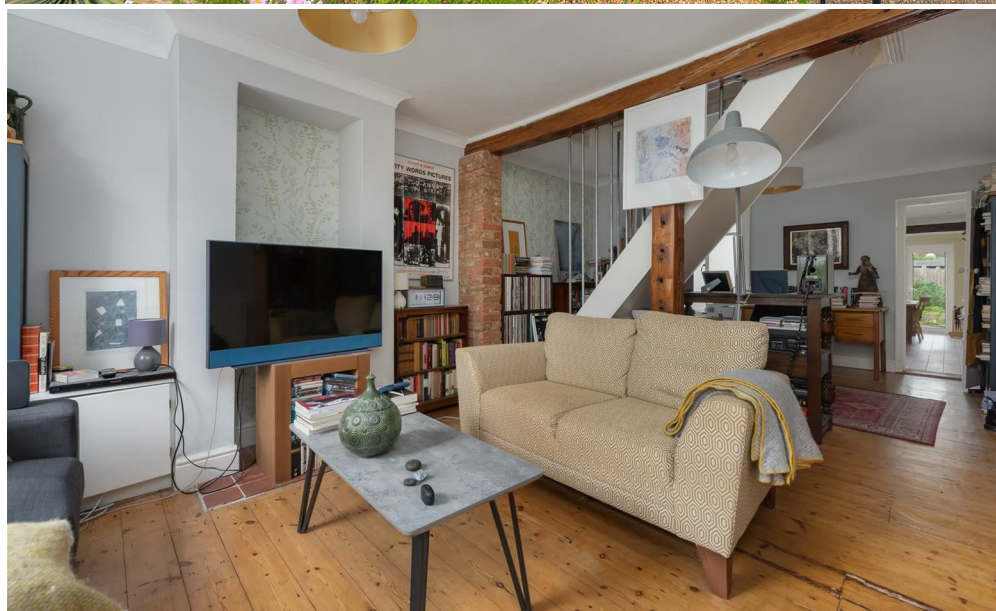


CHRISTOPHER HODGSON



Whitstable

To Let £1,500 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

81 Island Wall, Whitstable, Kent, CT5 1EL

A beautifully presented property on one of Whitstable's premier roads, in the heart of the desirable conservation area and conveniently positioned within close proximity to the bustling town centre with its boutique shops and highly regarded restaurants, tennis courts, station (0.8 miles distant) and just moments from the beach.

The beautifully presented accommodation retains a wealth of period features and is arranged on the ground floor to provide a large open plan sitting room, dining room, kitchen and a utility room. The first floor comprises two double bedrooms and a bathroom.

Pets will be considered. No smokers. Available from late October.



LOCATION

The property is situated in a sought after, peaceful and idyllic location on Island Wall, seconds from the beach and within a short stroll of Whitstable High Street, shops, restaurants, bus routes and station. Whitstable is an increasingly popular and fashionable seaside resort offering a good range of amenities including well 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 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 (taken at maximum points) are:

GROUND FLOOR

- Living Room
25'3" x 10'11" (7.71m x 3.34m)
- Kitchen
11'5" x 7'4" (3.50m x 2.26m)
- Dining Room
10'3" x 7'5" (3.13m x 2.27m)
- Utility

FIRST FLOOR

- Bedroom 1
14'1" x 9'3" (4.31m x 2.82m)
- Bedroom 2
10'9" x 11'10" (3.29m x 3.62m)
- Bathroom
11'3" x 7'4" (3.43m x 2.26m)

OUTSIDE

- Rear Garden
56'1" x 11'7" (17.09m x 3.53m)

HOLDING DEPOSIT

£346 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1730 (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

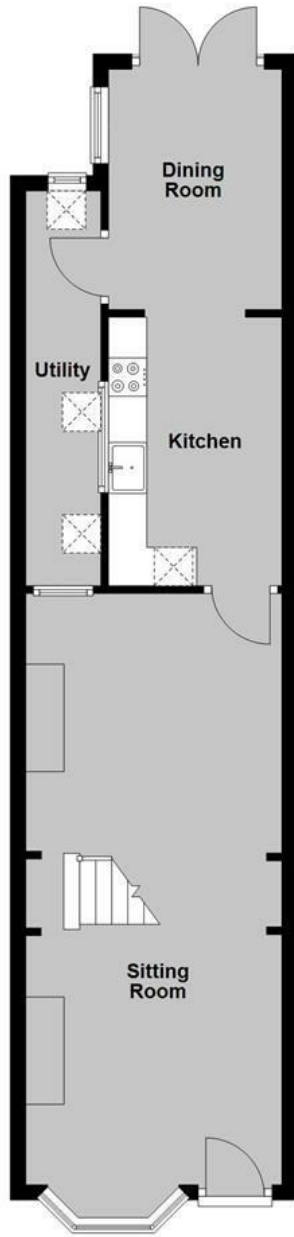
Christopher Hodgson Estate Agents are members of The Property Ombudsman





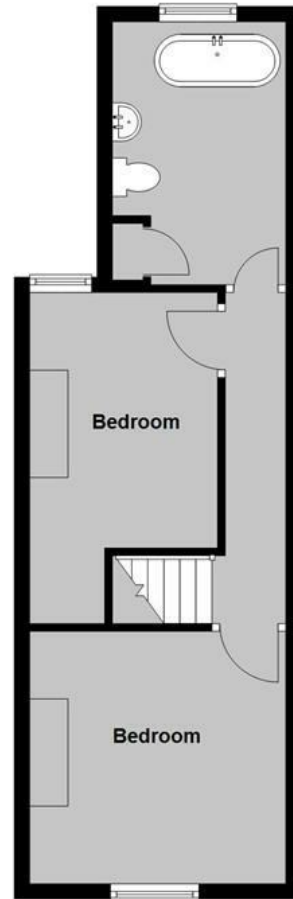
Ground Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



Total area: approx. 83.2 sq. metres (895.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1952.69.

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Energy Efficiency Rating		Current	Target
Overall Energy Efficiency Rating	A		
Overall Environmental Impact Rating	B		
Energy Efficiency	80		
Energy Cost	£11		
CO2 Emissions	6.1		
Water Efficiency	C		

England & Wales

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