CHRISTOPHER HODGSON

Whitstable

To Let £1,595 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

2 Gorwell Place, Millstrood Road, Whitstable, Kent, CT5 1QF

Gorwell Place is peaceful cul-de-sac comprising of eight modern homes, conveniently positioned for access to Whitstable town centre, the sea front, highly regarded schools, Tesco supermarket and Whitstable station (0.7 miles).

This bright and spacious end of terrace house benefits from accommodation totalling approximately 1,247 sq ft (116 m) and is arranged to provide an entrance hall, large open-plan living room incorporating a contemporary kitchen and with bi-folding doors opening to a private rear garden.

To the first floor there are three double bedrooms, with an en-suite shower room to the master, and a stylish family bathroom.

The rear garden is laid to lawn and benefits from a natural stone terrace. The property also comes with one allocated parking space.

No smokers. Available from early June.

LOCATION
Millstrood Road is a sought after residential location and is conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.7 of a mile distant and offers 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 also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Whitstable itself provides a highly regarded range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars and well-regarded seafood restaurants for which the town has become renowned. The beach is also accessible where a range of watersports facilities can be enjoyed.

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

GROUND FLOOR

• Entrance Hall

• Kitchen/Living Room 35'1" x 11'2" (10.70m x 3.40m)

• Study 8'0" x 8'0" (2.44m x 2.44m)

• Cloakroom

FIRST FLOOR

• Bedroom 1 15'11 x 9'5 (4.85m x 2.87m)

• En-Suite Shower Room

• Bedroom 2 14'0" x 11'1" (4.27m x 3.38m)

• Bedroom 3 13'5" x 8'0" (4.10m x 2.45m)

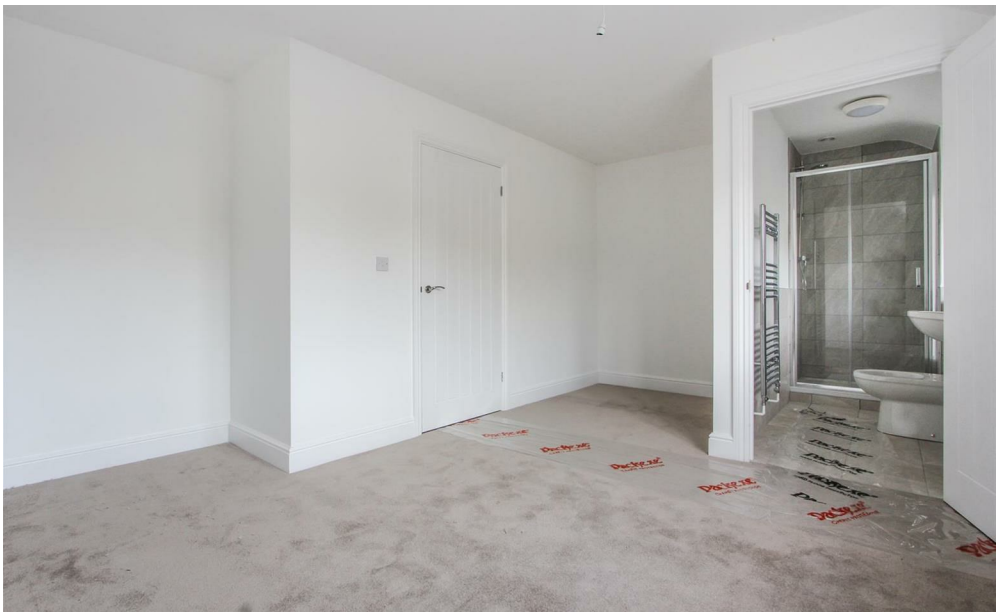
• Bathroom 7'8 x 6'11 (2.34m x 2.11m)

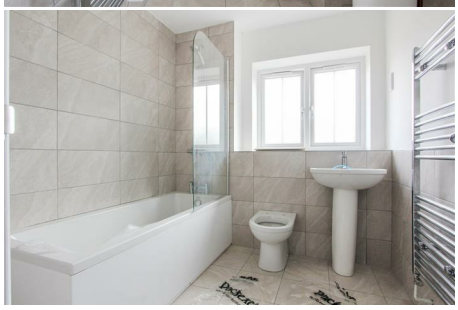
OUTSIDE

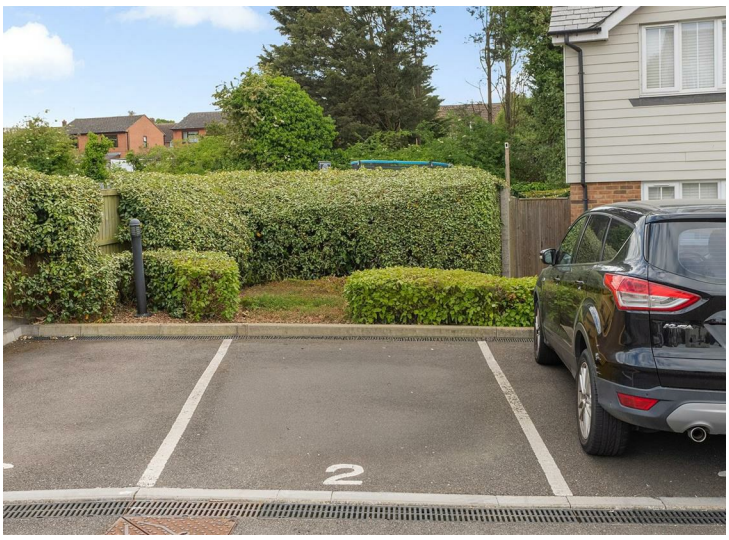
• Garden 55'03" x 56'19" (16.84m x 17.07m)

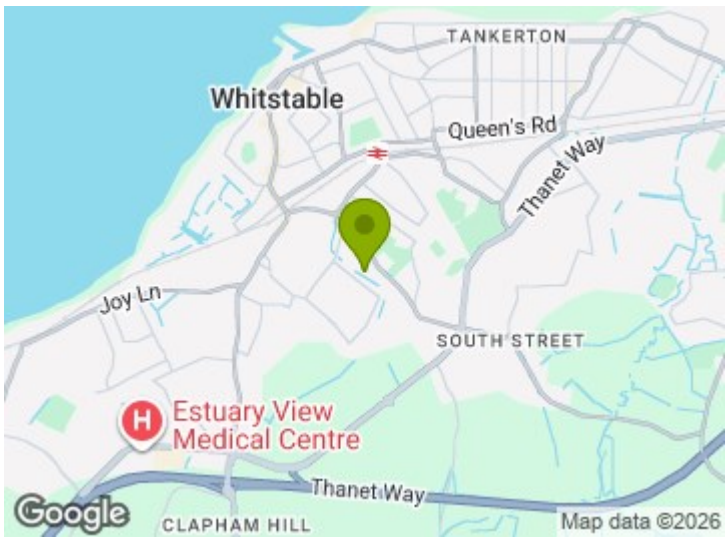
HOLDING DEPOSIT
£368 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,840 (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/

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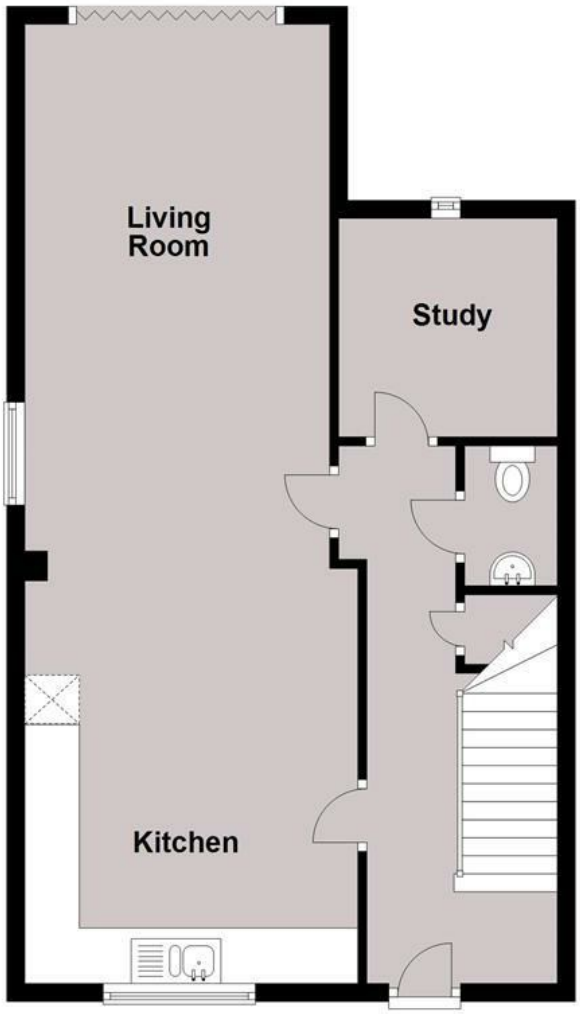
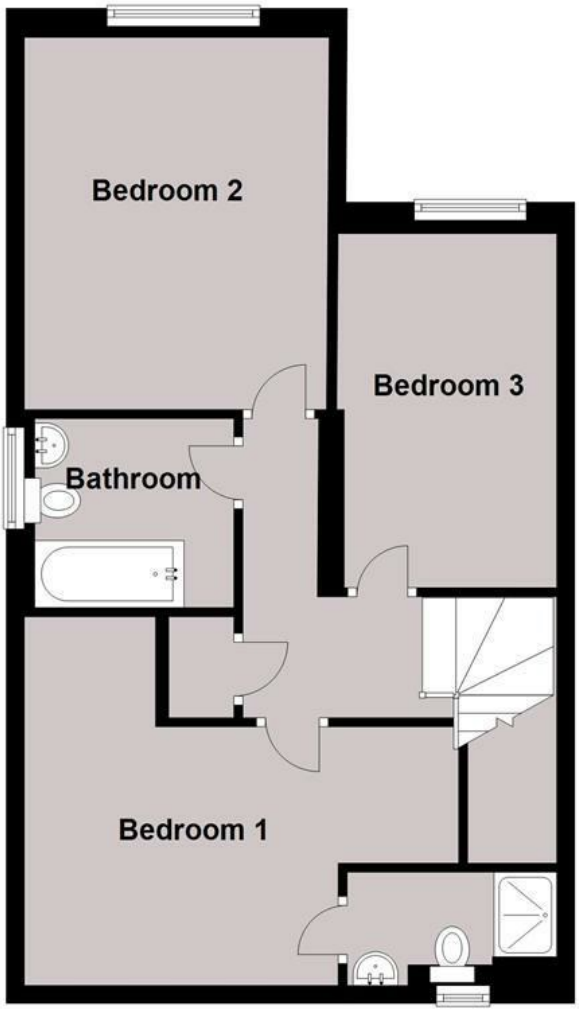
Ground Floor

Approx. 58.0 sq. metres (624.2 sq. feet)



First Floor

Approx. 57.9 sq. metres (622.9 sq. feet)



Total area: approx. 115.9 sq. metres (1247.1 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,397.99.

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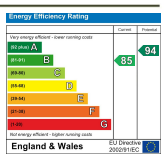

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