CHRISTOPHER HODGSON









Tankerton, Whitstable

To Let £1,150 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

Flat 3, Cherry Tree Court Pier Avenue, Tankerton, Whitstable, Kent, CT5 2HQ

A modern purpose-built first floor apartment situated on one of Tankerton's most sought-after roads, just 230 metres from the seafront and within easy reach of the shops, cafés and other amenities on Tankerton Road. Whitstable town centre and mainline railway station are approximately 0.9 miles distant.

Presented in smart contemporary style throughout, the bright and well-proportioned accommodation comprises an entrance hall, sitting/dining room, kitchen, two bedrooms and a bathroom. The property also benefits from off-street parking for one vehicle to the rear of the building, accessed from Pier Avenue.

No smokers. Available from early December.







LOCATION
Pier Avenue is a highly desirable Tankerton location, conveniently situated within close proximity of Tankerton Slopes, the seafront, shops and amenities on Tankerton Road, and regular bus services. Whitstable town centre and mainline railway station are approximately 0.9 miles distant. The station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service provides access to London St Pancras in approximately 73 minutes. Whitstable offers an excellent range of independent shops, cafés, highly regarded restaurants and recreational amenities. The A299 is also easily accessible, providing a dual carriageway link to the A2/M2 and subsequent motorway network.

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

- Entrance Hall
- Living Room 14'0" x 13'5" (4.27m x 4.09m)
- Kitchen 9'1" x 5'9" (2.77m x 1.75m)
- Bedroom 1 14'3" x 9'6" (4.34m x 2.90m)
- Bathroom 10'10" x 5'6" (3.30m x 1.68m)
- Bedroom 2 9'10" x 8'4" (3.00m x 2.54m)

PARKING
Parking for one vehicle, located to the rear of the building and accessed via Pier Avenue.

HOLDING DEPOSIT
£265 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,326 (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

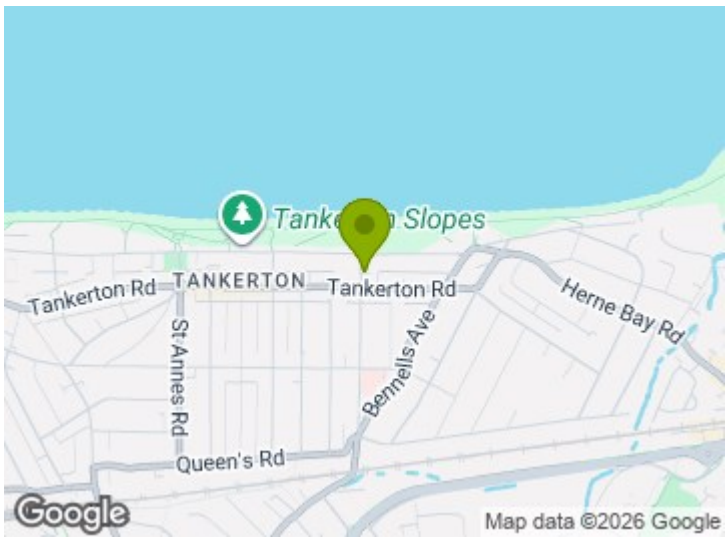
INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman

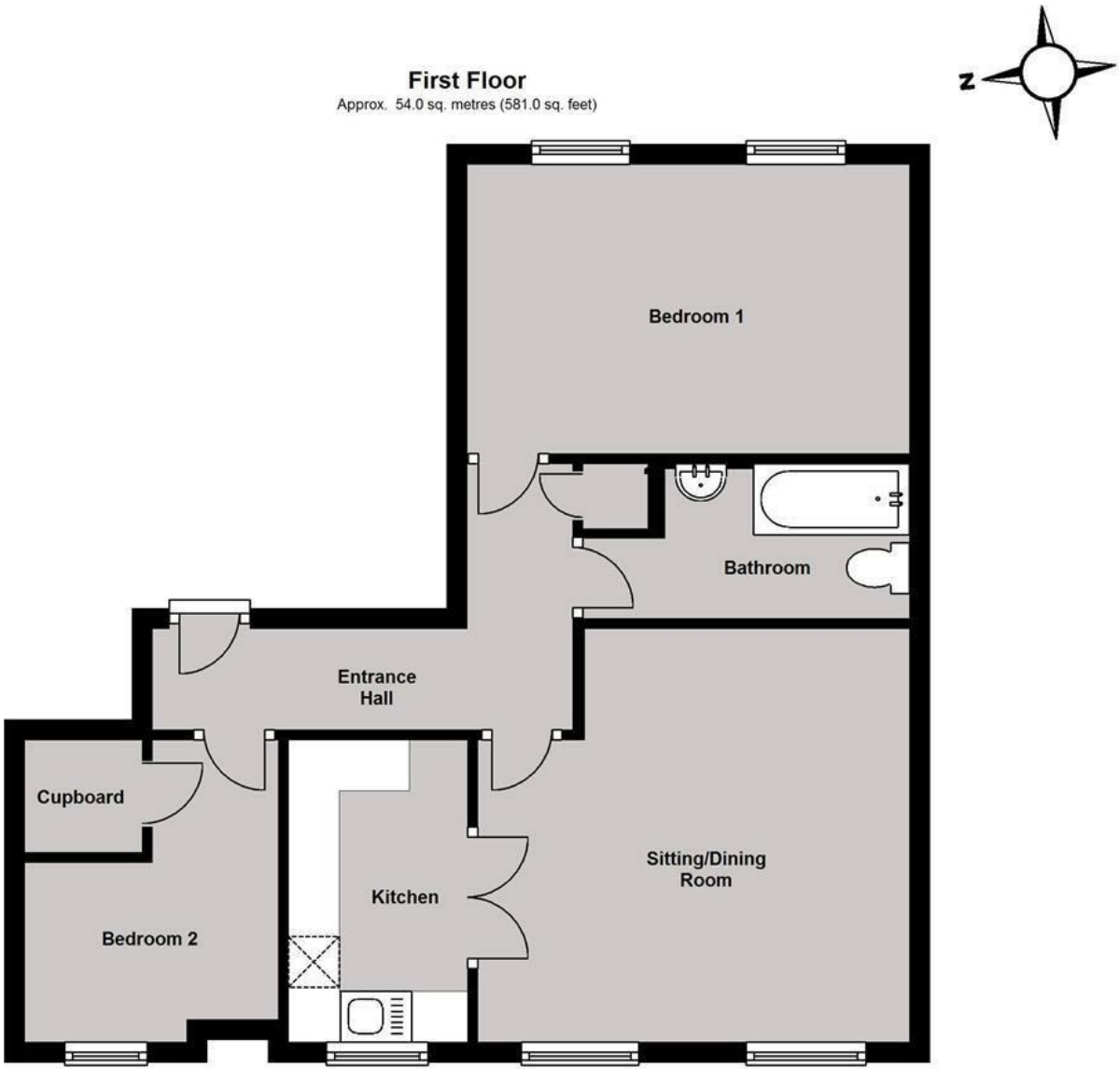








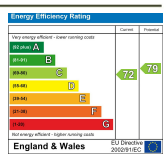

Tankerton Slopes
Tankerton Rd
TANKERTON
Tankerton Rd
Herne Bay Rd
St Annes Rd
Bennells Ave
Queen's Rd
Google
Map data ©2026 Google



Total area: approx. 54.0 sq. metres (581.0 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Folio No. 7507/IM

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK