

CHRISTOPHER HODGSON



Whitstable
To Let £1,400 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

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

Gorwell Place is a 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 which is 0.7 of a mile distant.

This bright and spacious end of terrace house benefits from accommodation totalling approximately 869 sq ft (80 sq m) and is arranged to provide an entrance hall, large open-plan living area incorporating a contemporary kitchen and bi-folding doors opening to a private rear

garden. To the first floor there are two double bedrooms and a stylish bathroom.

The rear garden is laid to lawn and incorporates a natural stone terrace. 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
11'6 x 9'10 (3.51m x 3.00m)

- Living Room
17'7 x 11'11 (5.36m x 3.63m)

Cloakroom

FIRST FLOOR

- Bedroom 1
11'11" x 11'10" (3.62m x 3.60m)
- Bedroom 2
14'6 x 9'10 (4.42m x 3.00m)
- Bathroom
6'2 x 5'10 (1.88m x 1.78m)

OUTSIDE

- Garden
- Parking
One allocated parking space.

EXCLUSIONS

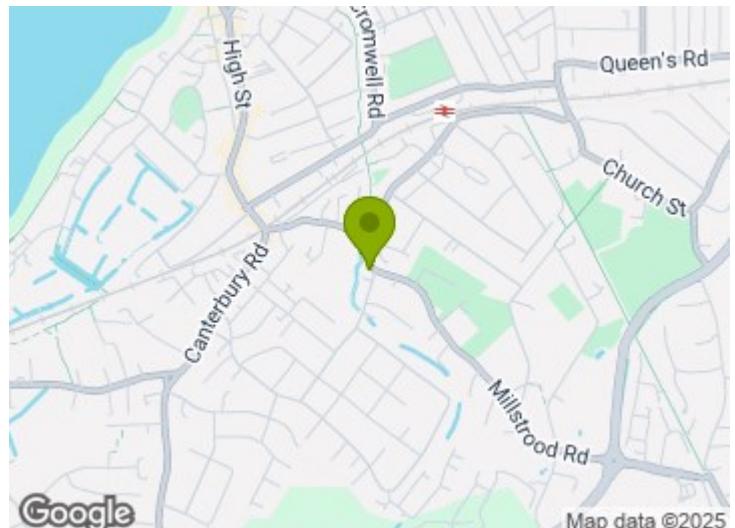
The loft space is excluded from the let area.

HOLDING DEPOSIT

£323 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,615 (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

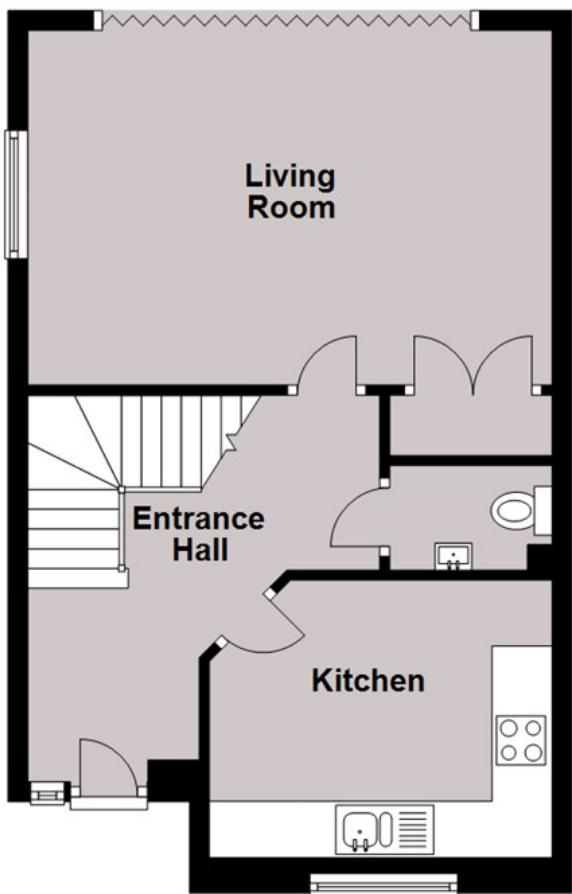
Provided by ARLA

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

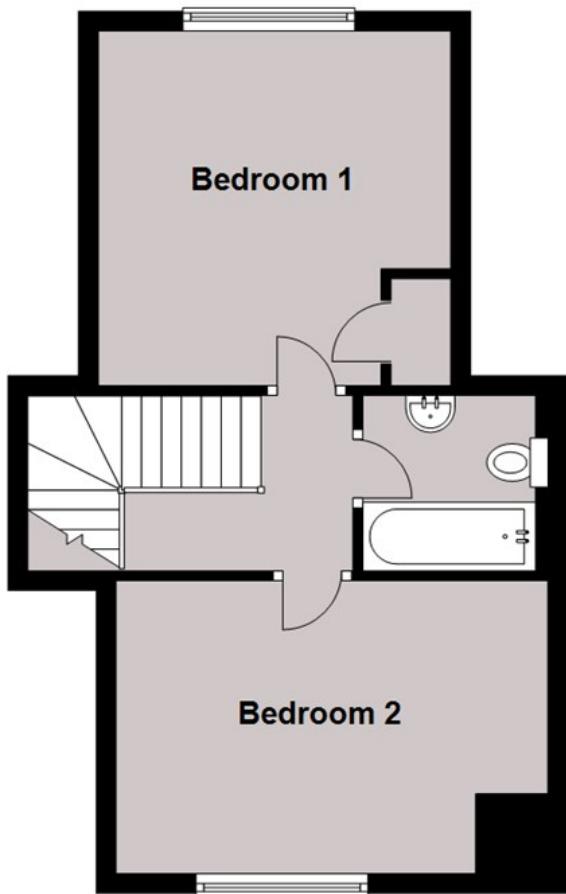
Ground Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



Total area: approx. 80.8 sq. metres (869.6 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating		
Very energy efficient - near zero energy rating	Code	96
Excellent	A	96
Good	B	83
Standard	C	70
Below average	D	57
Poor	E	44
Very poor	F	31
Very very poor	G	18
Not energy efficient - higher energy rating		
England & Wales		
GO Approved 2005/16C		

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