

CHRISTOPHER HODGSON



Whitstable
To Let £950 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

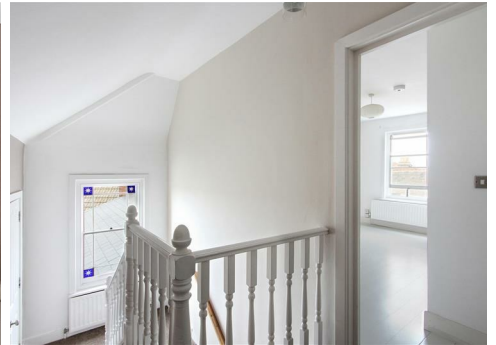
Whitstable

Flat 4, 38 Oxford Street, Whitstable, Kent, CT5 1DG

A bright and spacious first and second floor maisonette flat within a substantial period building, just off Whitstable's fashionable High Street. The property is ideally positioned moments from cafes, boutique shops, independent galleries, highly regarded restaurants and a short and pleasant stroll to the charming seafront and working harbour, for which the town is renowned. Whitstable mainline station is half a mile distant.

The accommodation is presented in smart contemporary style throughout and is arranged to provide a bright and spacious open-plan living room with kitchen, a double bedroom and a bathroom.

Available from mid August.



LOCATION

Oxford Street is a highly sought after location enviably positioned in the heart of town providing convenient access to a diverse range of local shops, highly regarded restaurants, the seafront, bus routes and recreational amenities and a short walk away from the town's fashionable Harbour Street. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 minutes and to the surrounding area. 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 offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

- Communal Entrance Hall
- Sitting/Dining Room 17'3" x 15'0" (5.27m x 4.56m)
- Bedroom 13'9" x 12'10" (4.19m x 3.91m)
- Bathroom 8'6" x 5'6" (2.59m x 1.68m)

HOLDING DEPOSIT

£219 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,096 (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/

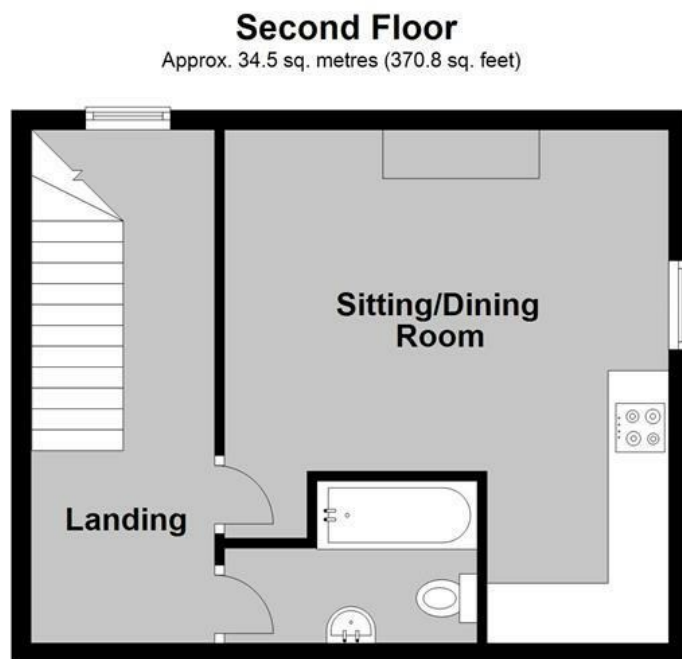
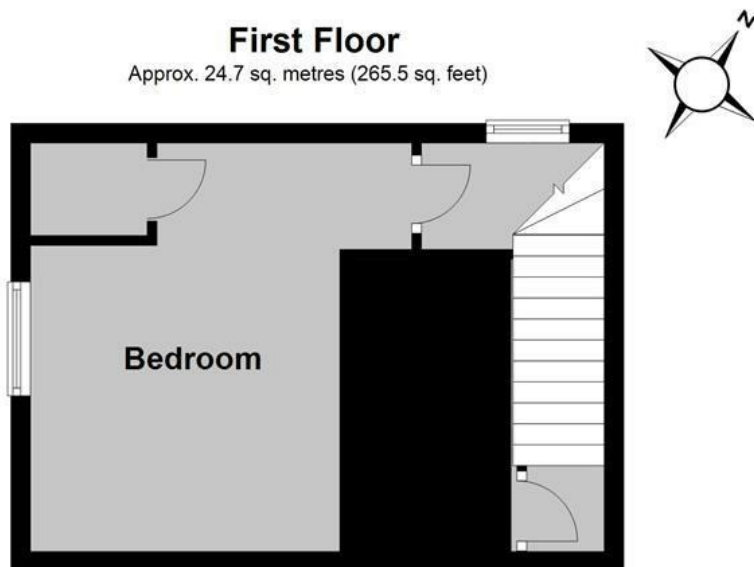
CLIENT MONEY PROTECTION

Provided by ARLA

Independent Redress Scheme

Christopher Hodgson Estate Agents are members of The Property Ombudsman





Total area: approx. 59.1 sq. metres (636.4 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2026/2027 is £1,598.66

Christopher Hodgson Estate Agents for itself and as for the vendor or 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 Reasonable endeavours 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 Estate 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 of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor 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, omission 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Less energy efficient	E		
Very less energy efficient	F		
Least energy efficient - higher running costs	G		
Energy Efficiency Rating		78	80
England & Wales		EPC Rating	

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

