

CHRISTOPHER HODGSON



**Tankerton, Whitstable**

**To Let £2,250 PCM**

FOR COASTAL, COUNTRY  
& CITY LIVING



# Tankerton, Whitstable

## 19 Queens Road, Tankerton, Whitstable, Kent, CT5 2JE

A spacious detached family home situated on one of Tankerton's most sought after roads, conveniently positioned within close proximity to shops and amenities on Tankerton Road, highly regarded schools, less than half a mile from Tankerton Slopes and seafront and a short stroll to Whitstable's bustling town centre and station (0.4 miles).

The beautifully presented and generously proportioned accommodation is arranged on the ground floor to

provide an entrance hall, sitting room opening to a dining room, a smartly fitted kitchen leading to a conservatory, a study and a cloakroom. The first floor comprises four double bedrooms and two well appointed bathrooms, including an en-suite shower room to the principal bedroom.

The attractive and generous rear garden extends to 76ft (23m). A brick paved driveway provides ample off street parking.

No smokers. Available mid March.



### LOCATION

Queens Road is a highly desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable (0.5 miles distant) provides 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.

### ACCOMMODATION

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

- Entrance Hall  
19'8" x 5'7" (5.99m x 1.70m)
- Sitting Room  
19'8" x 11'10" (6.00m x 3.60m)
- Dining Room  
11'10" x 11'6" (3.61m x 3.51m)
- Study  
17'1 x 7'10" (5.21m x 2.39m)

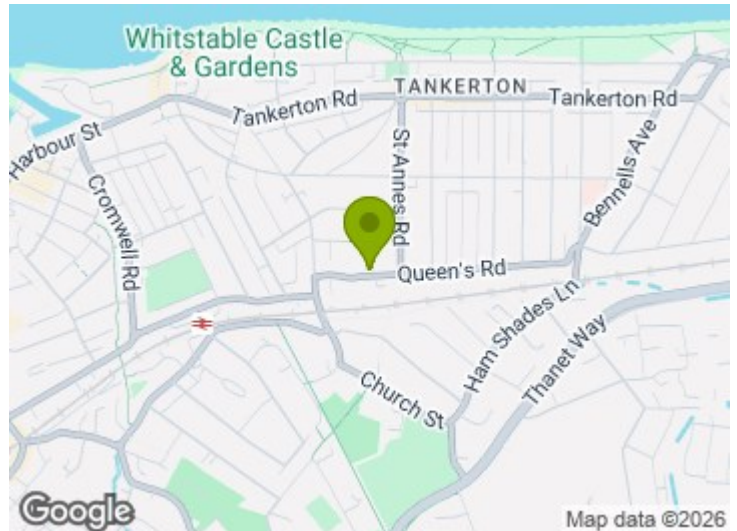
- Kitchen  
13'11" x 11'6" (4.24m x 3.51m)
- Conservatory  
11'0" x 10'4" (3.35m x 3.15m)
- Bedroom 1  
15'5" x 11'11" (4.70m x 3.64m)
- En-Suite Shower Room  
8'4" x 3'11" (2.54m x 1.19m)
- Bedroom 2  
14'0" x 11'7" (4.27m x 3.53m)
- Bedroom 3  
11'11" x 11'6" (3.63m x 3.51m)
- Bedroom 4  
11'4" x 10'10" (3.45m x 3.29m)
- Bathroom  
8'0" x 7'6" (2.44m x 2.29m)
- Rear Garden  
76' x 43' (23.16m x 13.11m)

### HOLDING DEPOSIT

£519 (or equivalent to 1 weeks rent)

### TENANCY DEPOSIT

£2,596 (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/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

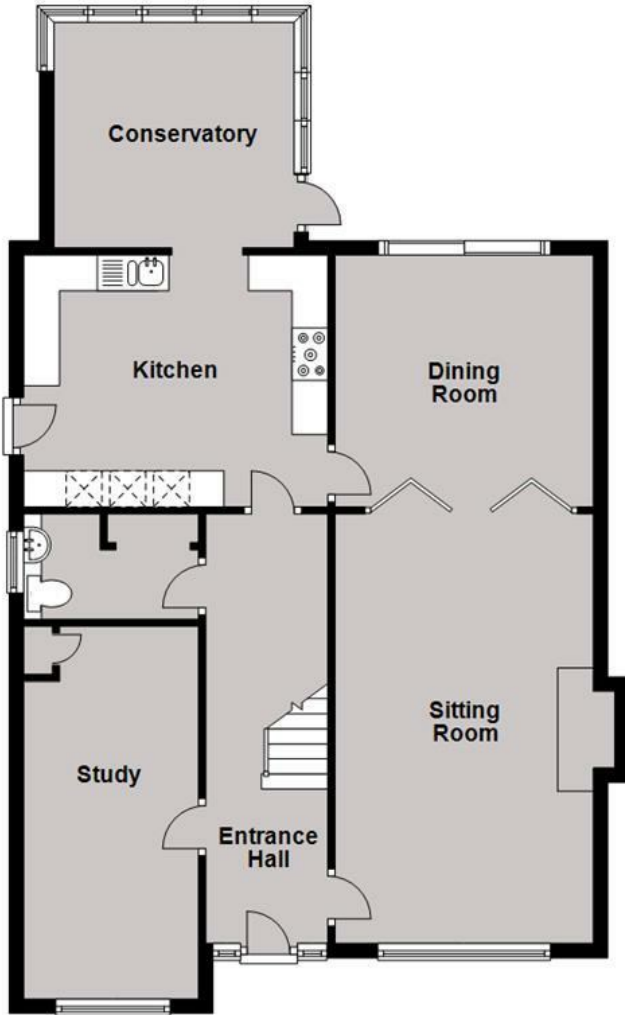
#### CLIENT MONEY PROTECTION

Provided by ARLA

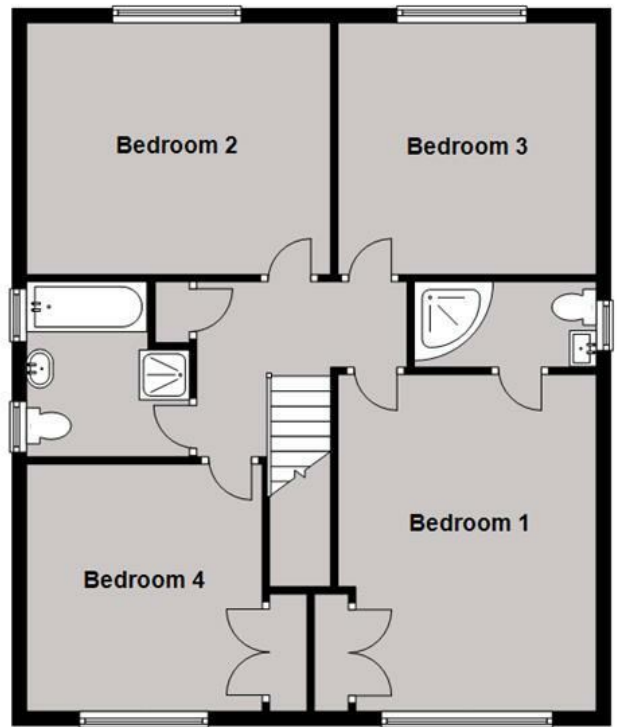
#### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

**Ground Floor**  
Approx. 88.8 sq. metres (956.2 sq. feet)



**First Floor**  
Approx. 76.8 sq. metres (826.6 sq. feet)



**Total area: approx. 165.6 sq. metres (1782.9 sq. feet)**

**Council Tax Band F. The amount payable under tax band F for the year 2025/2026 is £3,326.92.**

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Energy Efficiency Rating		Current	Target
Net Energy Related Greenhouse Gas Emissions	A		
Energy Efficiency	B		
Energy Cost	C	68	78
Energy Performance	D		
Energy Demand	E		
Energy Demand	F		
Energy Demand	G		

England & Wales  
EPC Decree 2015/1212

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