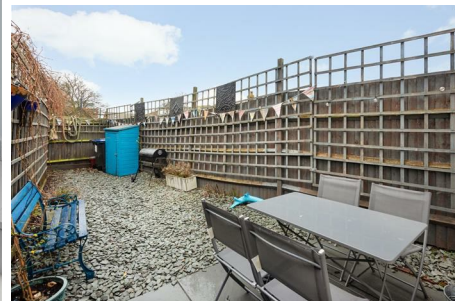


CHRISTOPHER HODGSON



**Whitstable**

**To Let** £1,300 PCM  
PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Whitstable

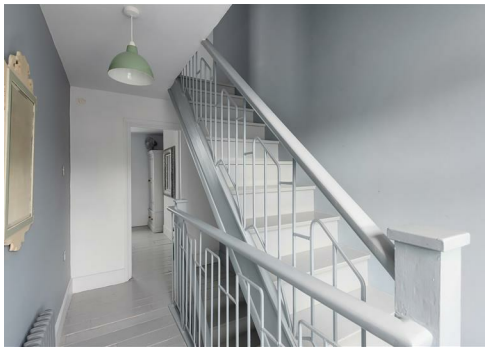
## *2 Albert Street, Whitstable, Kent, CT5 1HP*

A beautifully presented Victorian house in the heart of Whitstable's desirable conservation area, conveniently positioned just moments from Harbour Street's boutique shops, popular café bars and eateries, the seafront, working harbour and Whitstable station, which is less than half a mile distant.

The spacious and smartly presented accommodation is arranged over three floors to provide a cloakroom, sitting room, dining room, kitchen, two double bedrooms, an en-suite bathroom, en-suite shower room and a dressing area.

The rear courtyard garden enjoys a South Westerly aspect and has been designed for ease of maintenance.

No pets or smokers. Available Immediately.



### LOCATION

Albert Street is a highly desirable location within the town's sought after conservation area in central Whitstable and easily accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Sitting Room  
12'2" x 10'2" (3.73m x 3.10m )
- Dining Room  
12'9" x 12'3" (3.89m x 3.73m)

- Kitchen  
14'4" x 8'5" (4.36m x 2.57m)
- Cloakroom  
7'6" x 3'11" (2.29m x 1.19m)

#### FIRST FLOOR

- Bedroom 1  
12'2" x 10'2" (3.73m x 3.10m)
- Dressing Area  
5'11" x 4'7" (1.82m x 1.41m)
- En-Suite Bathroom  
7'10" x 5'11" (2.39m x 1.80m)

#### SECOND FLOOR

- Bedroom 2  
12'2" x 11'3" (3.73m x 3.43m)
- En-Suite Shower Room  
8'11" x 3'11" (2.72m x 1.19m)

#### OUTSIDE

- Courtyard Garden



HOLDING DEPOSIT  
£300 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT  
£1,500 (or equivalent to 5 weeks rent)

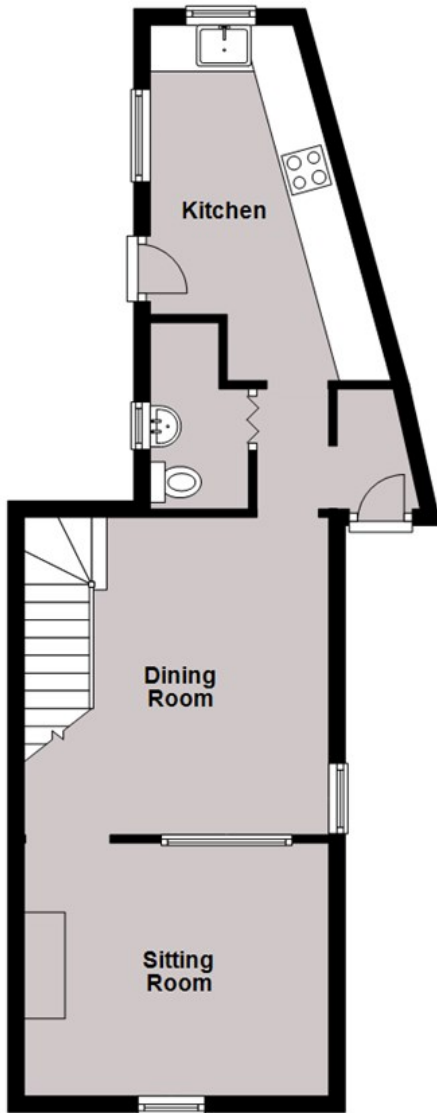
TENANCY INFORMATION  
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website [www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

CLIENT MONEY PROTECTION  
Provided by ARLA

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

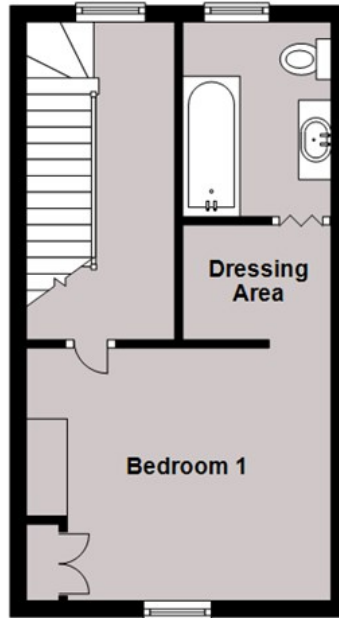
### Ground Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



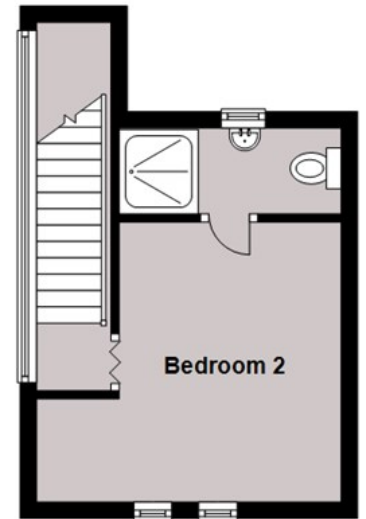
### First Floor

Approx. 26.5 sq. metres (284.8 sq. feet)



### Second Floor

Approx. 18.4 sq. metres (197.7 sq. feet)



Total area: approx. 86.7 sq. metres (932.9 sq. feet)

### Council Tax Band to be confirmed

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| Energy Efficiency Rating                   |   | Current | Target |
|--|---|---------|--------|
| 100 Energy efficient Green rating scale    | A |         |        |
| 93-100 Energy efficient Green rating scale | B |         |        |
| 82-92 Energy efficient Green rating scale  | C |         |        |
| 69-81 Energy efficient Green rating scale  | D |         |        |
| 55-68 Energy efficient Green rating scale  | E |         |        |
| 49-54 Energy efficient Green rating scale  | F |         |        |
| 35-48 Energy efficient Green rating scale  | G |         |        |
| 2-34 Energy efficient Green rating scale   | H |         |        |
| 1 Energy efficient Green rating scale      | I |         |        |
| England & Wales                            |   | 2016    | 2018   |

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