

CHRISTOPHER HODGSON



Whitstable

To Let £1,200 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

34a Canterbury Road, Whitstable, Kent, CT5 4EZ

Occupying the first floor of an attractive period building this spacious flat is conveniently positioned in central Whitstable, moments from the bustling town centre and High Street, bus routes and a short stroll to the beach and station, which is just 0.6 miles distant.

The property also benefits from one parking space located to the rear of the building and accessed from Suffolk Street.

No smokers. Available from mid November.

The comfortably proportioned and beautifully presented accommodation benefits from its own private entrance and is arranged to provide an entrance hall, generous living room, kitchen, two bedrooms and a shower room. The property retains a wealth of original period features including sash windows, joinery and high ceilings.



LOCATION

Canterbury Road is a highly desirable location situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well 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 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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

- Covered entrance porch
- Entrance Hall

FIRST FLOOR

- Living room 15'3" x 14'3" (4.64m x 4.35m)
- Kitchen 13'0" x 7'5" (3.96m x 2.26m)

- Bedroom 1 12'1" x 12'1" (3.68m x 3.68m)
- Bedroom 2 9'9" x 7'5" (2.97m x 2.26m)
- Shower Room 10'7" x 4'6" (3.23m x 1.37m)

OUTSIDE

- Parking

HOLDING DEPOSIT

£276 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,384 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

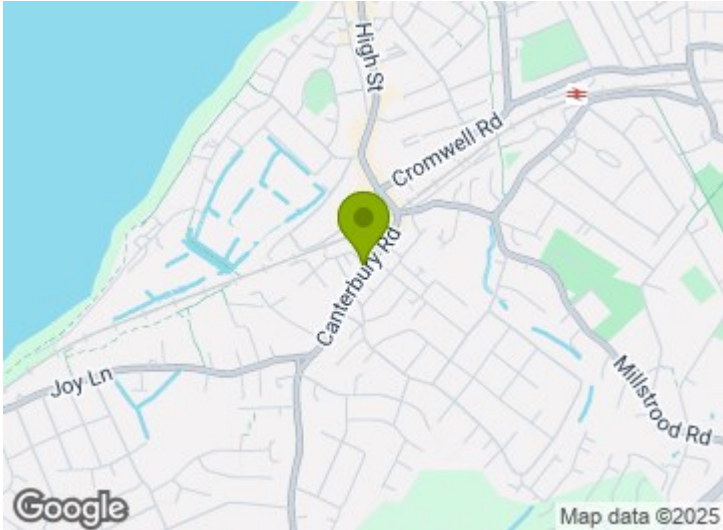
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION

Provided by ARLA

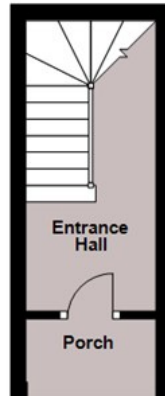
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



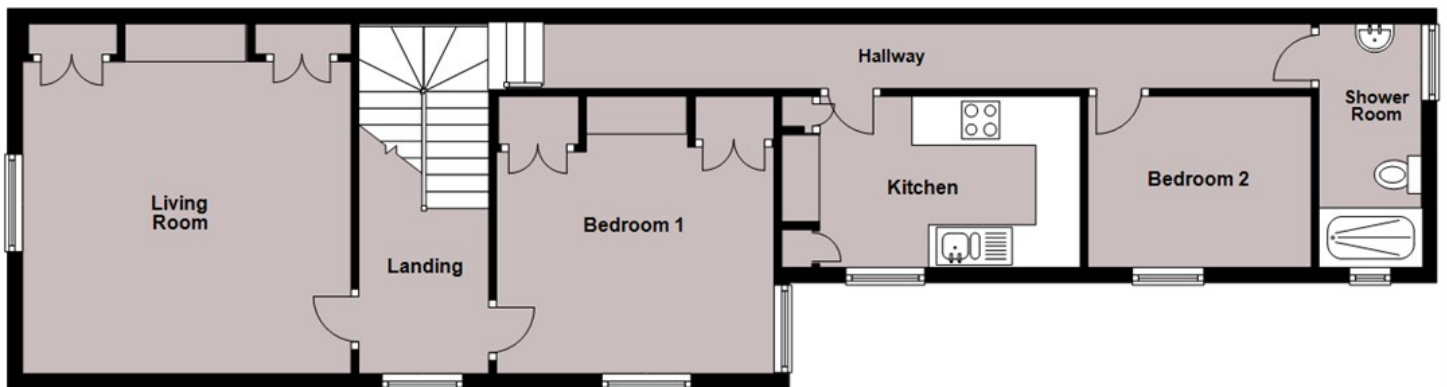
Ground Floor

Approx. 8.3 sq. metres (89.1 sq. feet)



First Floor

Approx. 73.8 sq. metres (794.3 sq. feet)



Total area: approx. 82.1 sq. metres (883.5 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.

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 - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poorly energy efficient - very high running costs	F		
Extremely poorly energy efficient - very high running costs	G		
Energy Efficiency Rating		64	78
England & Wales		EPC Rating	

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

