Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

To Let **£1,450 PCM**

...for Coastal, Country & City living.

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Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

2 Pearsons Cottages, Sea Wall, Whitstable, Kent, CT5 1BT

An opportunity to acquire a beautifully presented period cottage, situated in an enviable position on Whitstable's desirable Sea Wall from where it enjoys direct sea views.

The accommodation is tastefully decorated in smart contemporary style throughout, and is arranged over three floors. The ground floor comprises an open-plan living space with kitchen area and bi-folding doors opening to a delightful courtyard garden. To the first floor there is a sea facing dining room, a bedroom and a shower room, and the second floor is occupied by a further bedroom with views of the sea.

Outside, the courtyard garden area provides the ideal setting in which to relax or entertain, and benefits from pedestrian access to the rear, a few moments from the beach.

No pets or smokers. Immediately available.

Location
Sea Street lies in the heart of central Whitstable, a short stroll from the vibrant High Street and charming Harbour Street, which boast an array of boutique shops, restaurants and delicatessens. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.5 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Accommodation
The accommodation and approximate measurements are:

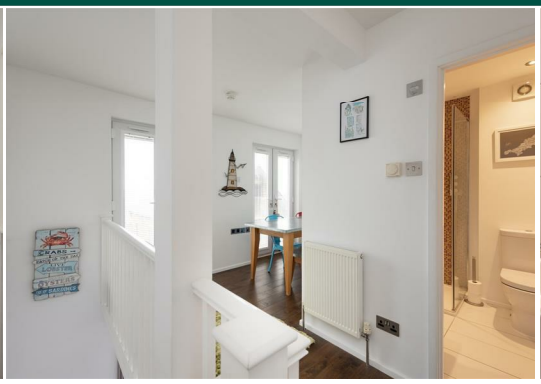
GROUND FLOOR

- **Living Room/Kitchen**
  19'0" x 13'5" (5.80m x 4.08m)
  at maximum points.

FIRST FLOOR

- **Dining Room**
  16'7" x 13'5" (5.06m x 4.08m)
  at maximum points.

- **Shower Room**
  6'1" x 5'2" (1.87m x 1.60)
  at maximum points.



• **Bedroom 2**
8'10" x 7'4" (2.70m x 2.25m)
at maximum points.

SECOND FLOOR

• **Bedroom 1**
12'0" x 11'9" (3.67m x 3.59m)
at maximum points.

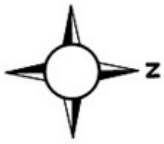
Holding Deposit
£334 (or equivalent to 1 weeks rent)

Tenancy Deposit
£1,673 (or equivalent to 5 weeks rent)

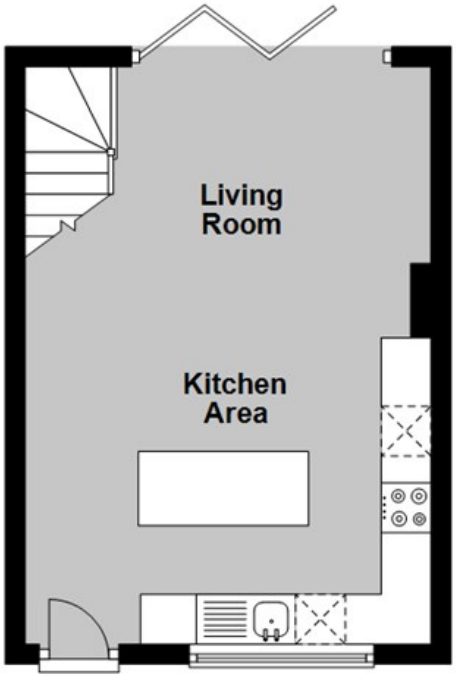
Tenancy Information
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

Client Money Protection
Provided by ARLA

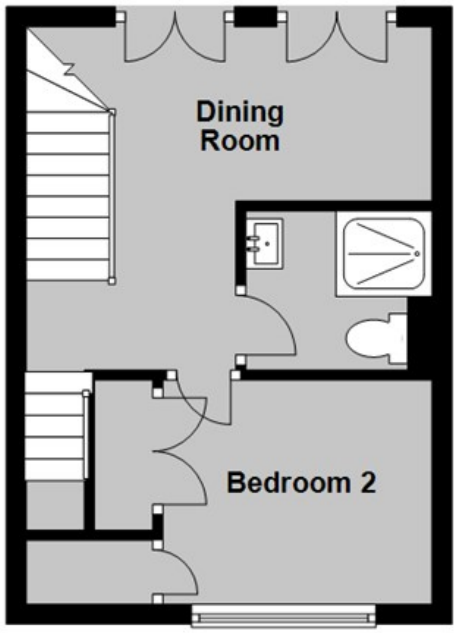
Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman



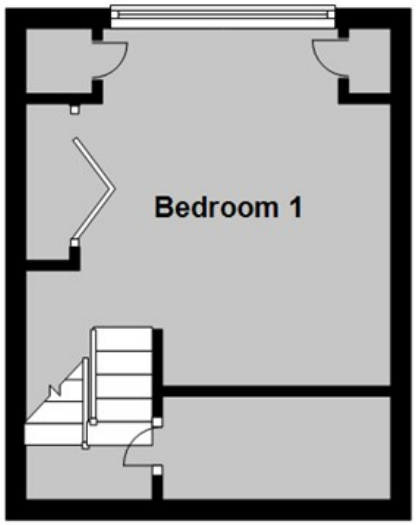
Ground Floor
Approx. 23.6 sq. metres (254.4 sq. feet)



First Floor
Approx. 23.6 sq. metres (254.4 sq. feet)



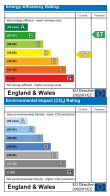
Second Floor
Approx. 18.0 sq. metres (193.8 sq. feet)



Total area: approx. 65.3 sq. metres (702.6 sq. feet)

Council Tax Band to be confirmed

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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