



Tankerton, Whitstable

To Let £2,150 PCM

...for Coastal, Country & City living.

Tankerton, Whitstable

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

A spacious detached house 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 of a mile distant).

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 modern 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 road parking.

No pets, no smokers. Available from late August.



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 are:

• Entrance Hall

19'8" x 5'7" (5.99m x 1.70m)
at maximum points.

• Sitting Room

19'8" x 11'10" (6.00m x 3.60m)
at maximum points.

• Dining Room

11'10" x 11'6" (3.61m x 3.51m)

• Study

17'1" x 7'10" (5.21m x 2.39m)
at maximum points.

• Kitchen

13'11" x 11'6" (4.24m x 3.51m)
at maximum points.

• Conservatory

11'0" x 10'4" (3.35m x 3.15m)

• Bedroom 1

15'5" x 11'11" (4.70m x 3.64m)
at maximum points.



- **En-Suite Shower Room**
8'4" x 3'11" (2.54m x 1.19m)
at maximum points.
- **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)
at maximum points.
- **Bathroom**
8'0" x 7'6" (2.44m x 2.29m)
at maximum points.
- **Rear Garden**
76' x 43' (23.16m x 13.11m)
at maximum points.

Holding Deposit
£496 (or equivalent to 1 weeks rent)

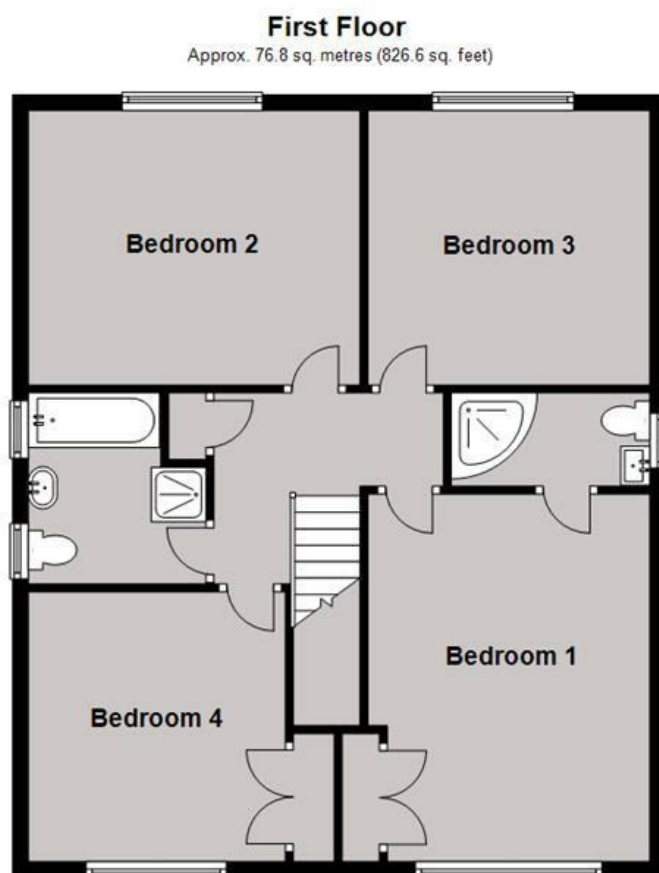
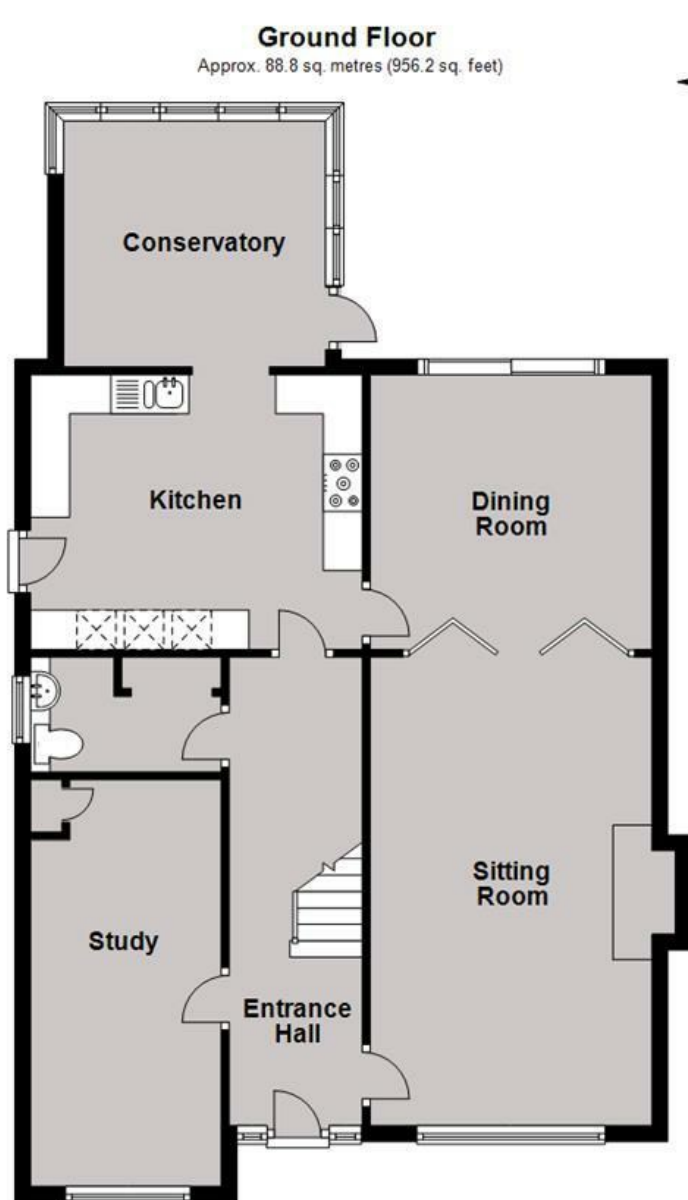
Tenancy Deposit
£2,480 (or equivalent to 5 weeks rent)

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





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 2023/2024 is £3,029.87

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

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.

