Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS







Whitstable

To Let **£1,800 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

7 Admiralty Walk, Whitstable, Kent, CT5 4ET

A beautifully presented seaside retreat, ideally situated on Whitstable's coveted Admiralty Walk from where it commands far reaching views across Whitstable Bay and is easily accessible to the town centre and station (1.6 miles).

The bright and spacious accommodation is arranged to provide an entrance porch, sitting room with wood burning stove, a contemporary kitchen/breakfast room leading to a dining area and conservatory, two double bedrooms and a luxurious bathroom with walk-in shower.

Outside, the South facing rear garden extends to 59 ft (18m) and a block paved driveway provides off road parking and access to the attached garage.

No pets or smokers. Immediately available, with or without furnishings.





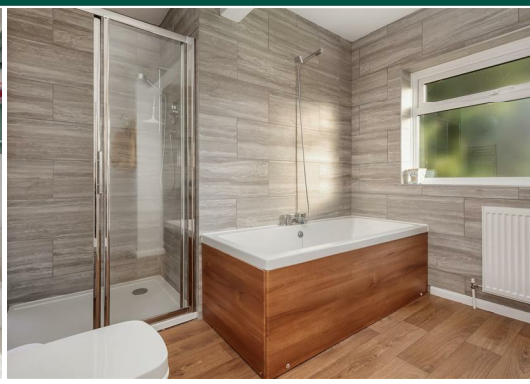

Location
Admiralty Walk is one of the most coveted addresses in Whitstable, enjoying a premier beachfront location with direct access to the beach. The property is accessible to the town centre either via Joy Lane or by an enjoyable walk along the beach. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and watersport's facilities as well as a range of highly-regarded schools. Whitstable mainline railway station provides fast and frequent links to London (Victoria) approximately 80mins with the high speed Javelin service providing access to London (St Pancras) with a journey time of approximately 73mins. 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

- **Entrance Porch**
  6'10" x 3'11" (2.10m x 1.21m)
- **Sitting Room**
  15'2" x 12'3" (4.63m x 3.75m)
- **Kitchen/Breakfast Room**
  12'2" x 11'11" (3.72m x 3.65m)
- **Dining Room**
  11'9" x 7'10" (3.60m x 2.40m)
- **Bedroom 1**
  15'5" x 12'10" (4.70m x 3.91m)






• **Bedroom 2**
11'1" x 9'4" (3.37m x 2.85m)

• **Conservatory**
11'9" x 7'9" (3.60m x 2.38m)

• **Garage**
20'8" x 10'0" (6.30m x 3.07m)

OUTSIDE

• **Garden**
60' x 53' (18.29m x 16.15m)

Holding Deposit
£415 (or equivalent to 1 weeks rent)

Tenancy Deposit
£2,076 (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

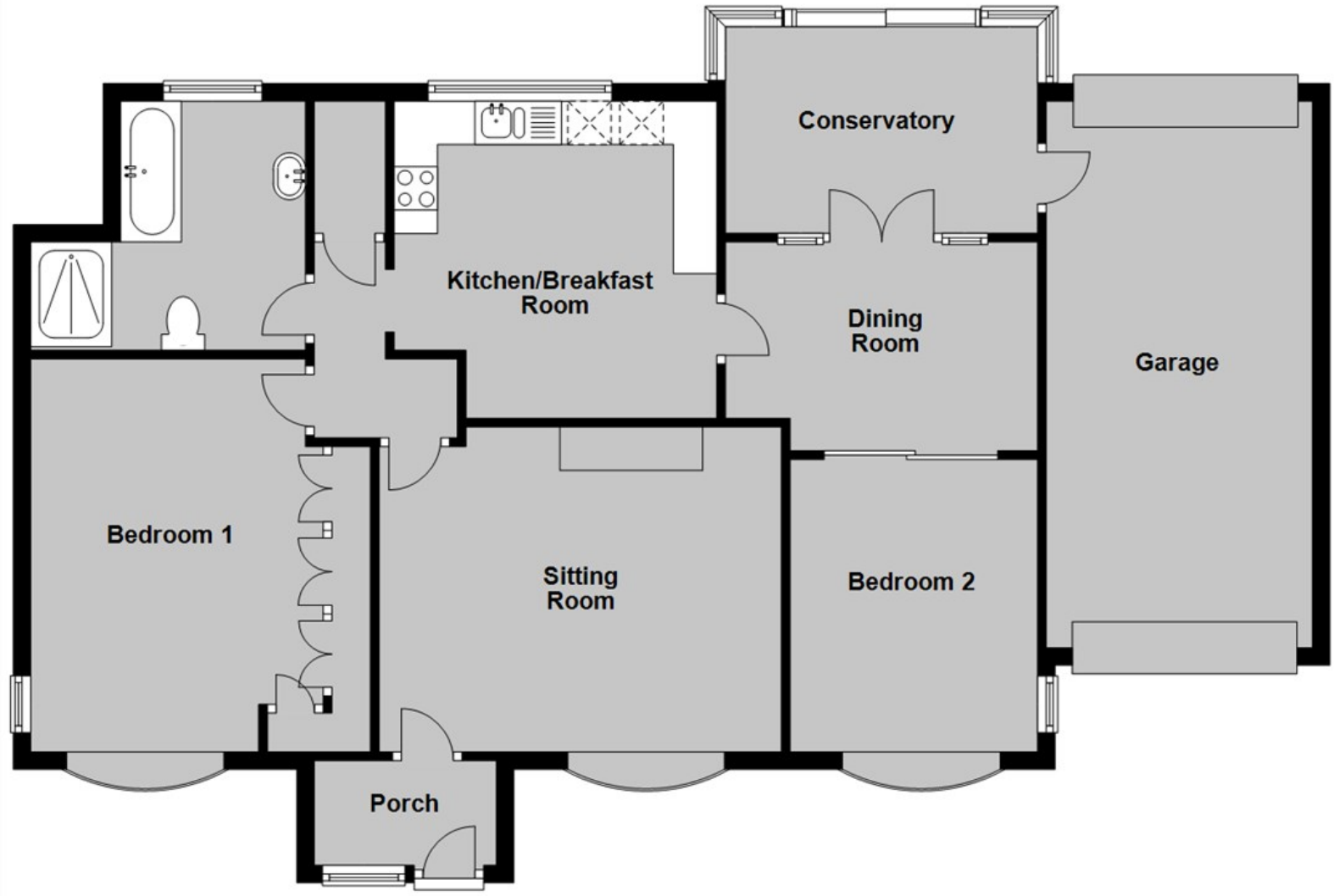
Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman



Ground Floor

Main area: approx. 92.3 sq. metres (993.8 sq. feet)

Plus garages, approx. 19.3 sq. metres (208.0 sq. feet)

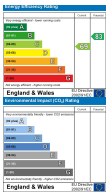


Main area: Approx. 92.3 sq. metres (993.8 sq. feet)

Plus garages, approx. 19.3 sq. metres (208.0 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2023/2024 is £2,097.60

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



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