

CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £1,450 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Tankerton, Whitstable

Merrydowns, 14 Marine Parade, Tankerton, Whitstable, Kent, CT5 2BG

A spacious detached house situated in an elevated position on highly desirable Marine Parade, from where it commands far reaching, uninterrupted views of the sea and beyond. The property is conveniently positioned within close proximity to shops and bus routes on Tankerton Road, highly regarded schools, Whitstable town centre and Whitstable station which is 0.8 of a mile distant.

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting

room, kitchen/dining room and cloakroom. The first floor comprises two double bedrooms, a bathroom and separate cloakroom.

A driveway provides off road parking for a number of vehicles. The well-tended South facing gardens extend to 109ft (33m) and are a particularly attractive feature of the property.

No smokers. Available immediately.



LOCATION

Marine Parade is amongst the area's most sought after locations and is conveniently situated in an elevated position at the top of Tankerton Slopes, commanding views over the bay and beyond. Tankerton Road is moments away and offers an excellent range of local shops and restaurants, and Whitstable town is less than 1 mile distant with the bustling High Street providing a wide range of shopping facilities as well as fashionable restaurants and recreational amenities.

Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides 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 Hall
- Sitting Room
19'10" x 16'4" (6.05m x 5.00m)
- Kitchen/Dining Room
18'11" x 13'8" (5.77m x 4.17m)

- Cloakroom

SECOND FLOOR

- Bedroom 1
19'11" x 11'10" (6.08m x 3.61m)
- Bedroom 2
11'6" x 9'5" (3.53m x 2.89m)
- Bathroom
6'2" x 6'0" (1.88m x 1.85m)
- Cloakroom

OUTSIDE

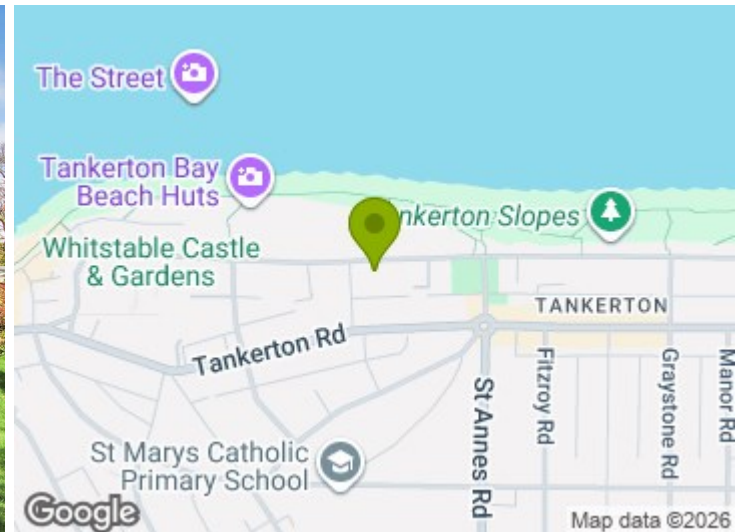
- Rear Garden
108'11" x 54'11" (33.22m x 16.76m)
- Driveway

COUNCIL TAX

The landlord will contribute 50% toward the cost of the Council Tax due to some areas of the property being excluded from the let area.

EXCLUSIONS

The loft area, garage and third bedroom are expressly excluded from the let area and are not included in the leased premises. The Tenant shall have no right to use, or store items in these areas. Access to the garage will be permitted for use of white goods / appliances only.



HOLDING DEPOSIT
£334 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,673 (or equivalent to 5 weeks rent)

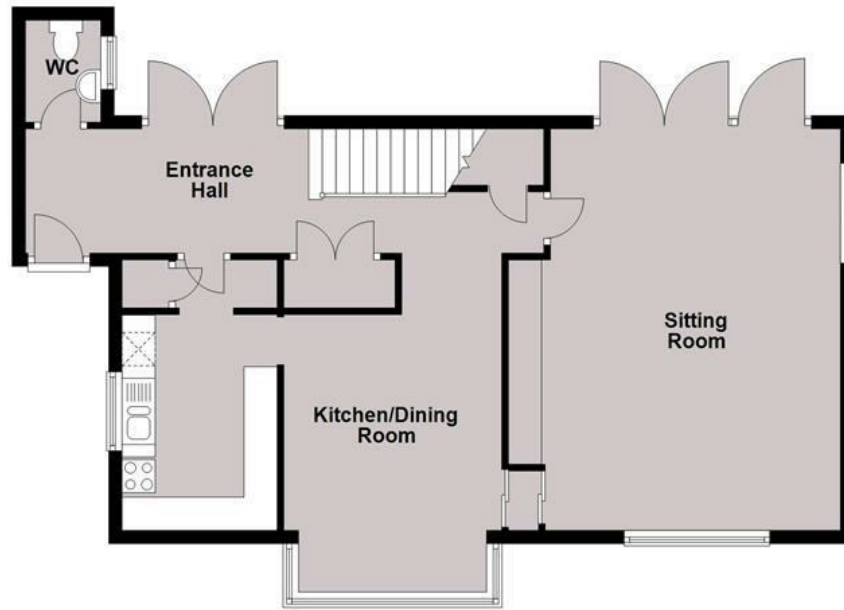
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

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

Ground Floor

Approx. 71.4 sq. metres (768.4 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.8 sq. feet)



Total area: approx. 125.7 sq. metres (1353.2 sq. feet)

Council Tax Band F. The amount payable under tax band F for the year 2024/2025 is £3,173.11.

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Energy Efficiency Rating	
Current	Potential

England & Wales

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