

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

To Let **£1,595 PCM**

...for Coastal, Country & City living.



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Whitstable

2 The Slipway, Sea Wall, Whitstable, Kent, CT5 1BY

This three storey detached house enjoys a private and secluded position in the heart of Whitstable, moments from The Horsebridge Arts and Community Centre, Harbour Street with its array of independent shops and highly regarded restaurants and Whitstable's charming pebble beach, where a short and pleasant stroll will take you to the famous working harbour. Whitstable station is 0.6 of a mile distant.

The bright, spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall with under stair storage cupboard and cloakroom, a generous sitting room with partially vaulted ceiling open plan to the dining area, and a recently fitted contemporary kitchen.

To the first floor there are two bedrooms and a bathroom, and the second floor is occupied by the principal bedroom with en-suite shower room.

Outside, there is a small seating area, one allocated parking space accessed via electronically operated gates from Terrys Lane, and a charging point for an electric vehicle.

No pets or smokers. Available immediately.



Location

The Slipway is a desirable location in Whitstable, conveniently positioned moments from the beach and town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of independent boutique shops, café bars and popular restaurants specialising in local seafood. The mainline railway station at Whitstable 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. 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 are:

GROUND FLOOR

• Entrance Hall

9'6" x 7'4" (2.90m x 2.25m)
at maximum points

• Sitting Room

14'11" x 11'1" (4.55m x 3.38m)
at maximum points

• Dining Area

8'7" x 7'6" (2.64m x 2.29m)
at maximum points

• Kitchen

13'1" x 7'6" (3.99m x 2.29m)
at maximum points

• Cloakroom

5'2" x 2'11" (1.60m x 0.89m)
at maximum points

FIRST FLOOR

• Bedroom 2

11'1" x 8'5" (3.39m x 2.59m)
at maximum points

• Bedroom 3

10'7" x 6'2" (3.25m x 1.88m)
at maximum points

• Bathroom

7'4" x 6'2" (2.26m x 1.88m)
at maximum points



SECOND FLOOR

• Bedroom 1

11'5" x 10'2" (3.48m x 3.11m)
at maximum points

• En-Suite Shower Room

Parking

One allocated parking space accessed via electronically operated gates from Terrys Lane.

Video Tour Available

Please view the video tour for this property, and contact us to discuss arranging a viewing.

Holding Deposit

£368 (or equivalent to 1 weeks rent)

Tenancy Deposit

£1,840 (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

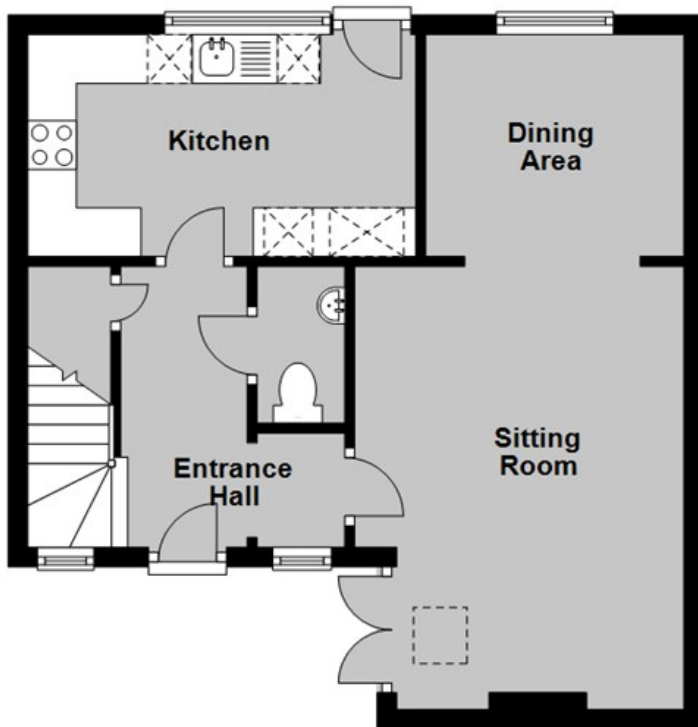
Independent Redress Scheme

Christopher Hodgson Estate Agents are members of The Property Ombudsman

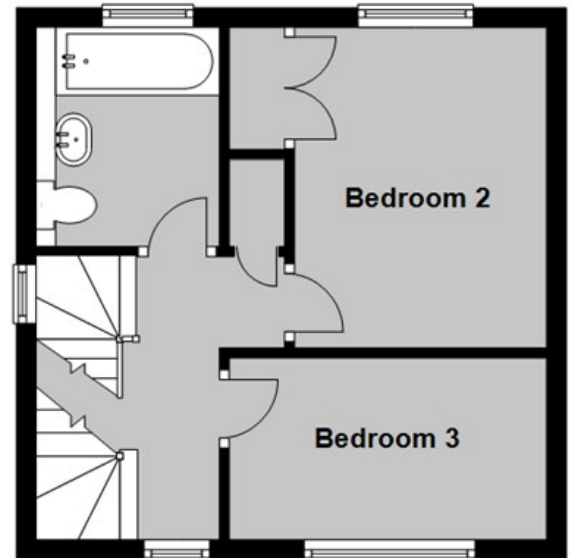




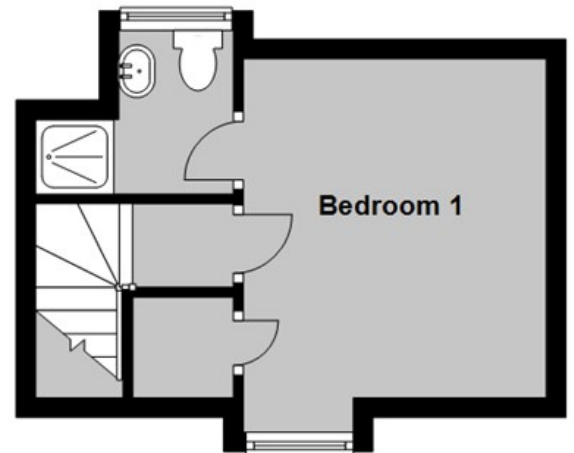
Ground Floor
Approx. 40.3 sq. metres (434.1 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.6 sq. feet)



Second Floor
Approx. 18.5 sq. metres (198.7 sq. feet)



Total area: approx. 86.6 sq. metres (932.4 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2023/2024 is £2,563.73

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

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