

CHRISTOPHER HODGSON



Tankerton, Whitstable

To Let £2,250 PCM



Tankerton, Whitstable

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

A spacious detached family home 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 miles).

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 well appointed 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 street parking.

No smokers. Available mid March.



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 (taken at maximum points) are:

- Entrance Hall
19'8" x 5'7" (5.99m x 1.70m)
- Sitting Room
19'8" x 11'10" (6.00m x 3.60m)
- Dining Room
11'10" x 11'6" (3.61m x 3.51m)
- Study
17'1 x 7'10" (5.21m x 2.39m)

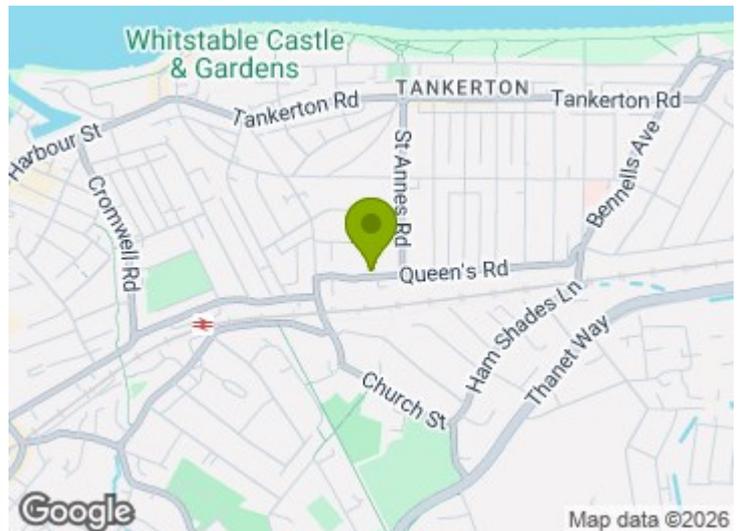
- Kitchen
13'11" x 11'6" (4.24m x 3.51m)
- Conservatory
11'0" x 10'4" (3.35m x 3.15m)
- Bedroom 1
15'5" x 11'11" (4.70m x 3.64m)
- En-Suite Shower Room
8'4" x 3'11" (2.54m x 1.19m)
- Bedroom 2
14'0" x 11'7" (4.27m x 3.53m)
- Bedroom 3
11'11" x 11'6" (3.63m x 3.51m)
- Bedroom 4
11'4" x 10'10" (3.45m x 3.29m)
- Bathroom
8'0" x 7'6" (2.44m x 2.29m)
- Rear Garden
76' x 43' (23.16m x 13.11m)

HOLDING DEPOSIT

£519 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£2,596 (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/

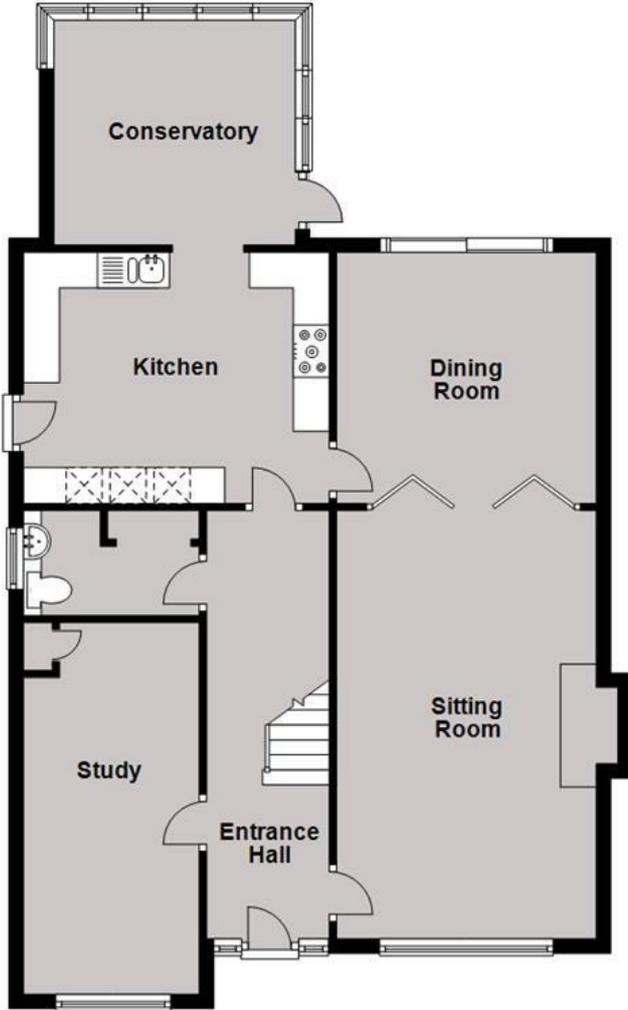
CLIENT MONEY PROTECTION

Provided by ARLA

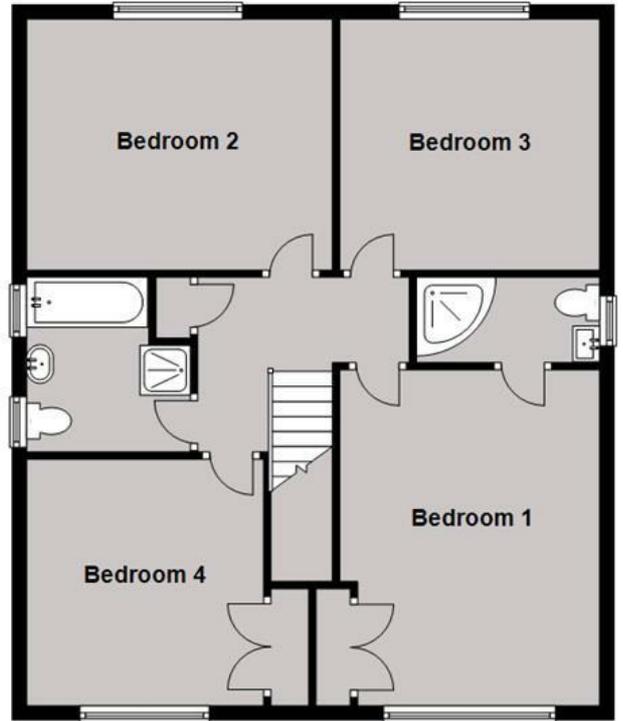
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

Ground Floor
Approx. 88.8 sq. metres (956.2 sq. feet)



First Floor
Approx. 76.8 sq. metres (826.6 sq. feet)



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 2025/2026 is £3,326.92.

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green)	A		
Energy Efficient (Light Green)	B		
Decent (Yellow)	C		
Needs Improvement (Orange)	D		
Needs Improvement (Red)	E		
Needs Improvement (Dark Red)	F		
Very Poor (Dark Red)	G		
Energy Efficiency Rating		68	78
Energy Efficiency Rating			
England & Wales		01 December 2020/2021	

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