CHRISTOPHER HODGSON









Tankerton, Whitstable

To Let £1,250 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

3 Tankerton Court, 221 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AY

A bright, spacious, and smartly presented purpose-built first-floor apartment in the heart of central Tankerton, within close proximity of shops, bus routes, Tankerton Slopes and seafront, within walking distance of Whitstable station (1 mile).

The smartly presented accommodation is arranged to provide a private entrance with stairs leading to the first floor, a hallway, a living room, a kitchen, two double bedrooms, and two bathrooms, including an en-suite shower room to the principal bedroom.

The property also benefits from a garage, off-street parking, a delightful communal garden.

No smokers. Available immediately.







LOCATION
Tankerton Road is a much sought after road in central Tankerton, conveniently positioned for access to shops on Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The popular town of Whitstable is approximately 0.7 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

FIRST FLOOR

• Living Room 14'4" x 12'0" (4.37m x 3.66m)

• Kitchen 10'8" x 8'9" (3.26m x 2.66m)

• Bedroom 1 14'0" x 12'1" (4.26m x 3.68m)

• En-Suite Shower Room

• Bedroom 2 11'11" x 8'8" (3.63m x 2.63m)

• Bathroom

OUTSIDE

• Garage 16'1" x 8'2" (4.90m x 2.50m)

• Communal Gardens

HOLDING DEPOSIT
£288 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,442 (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

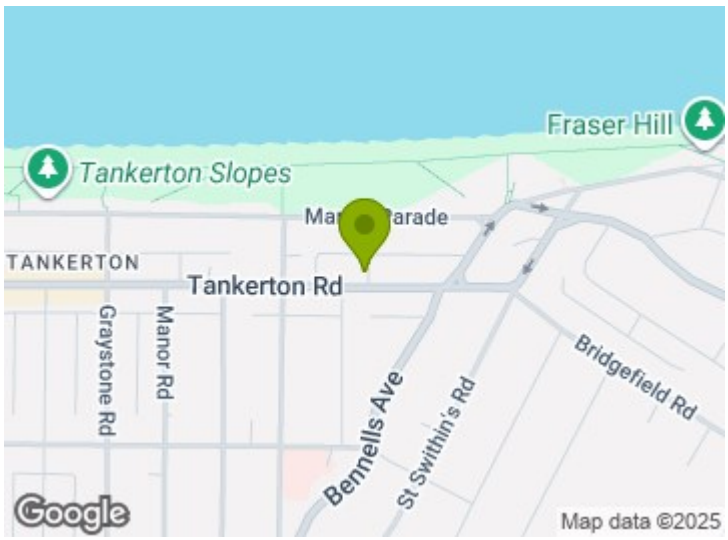
INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman





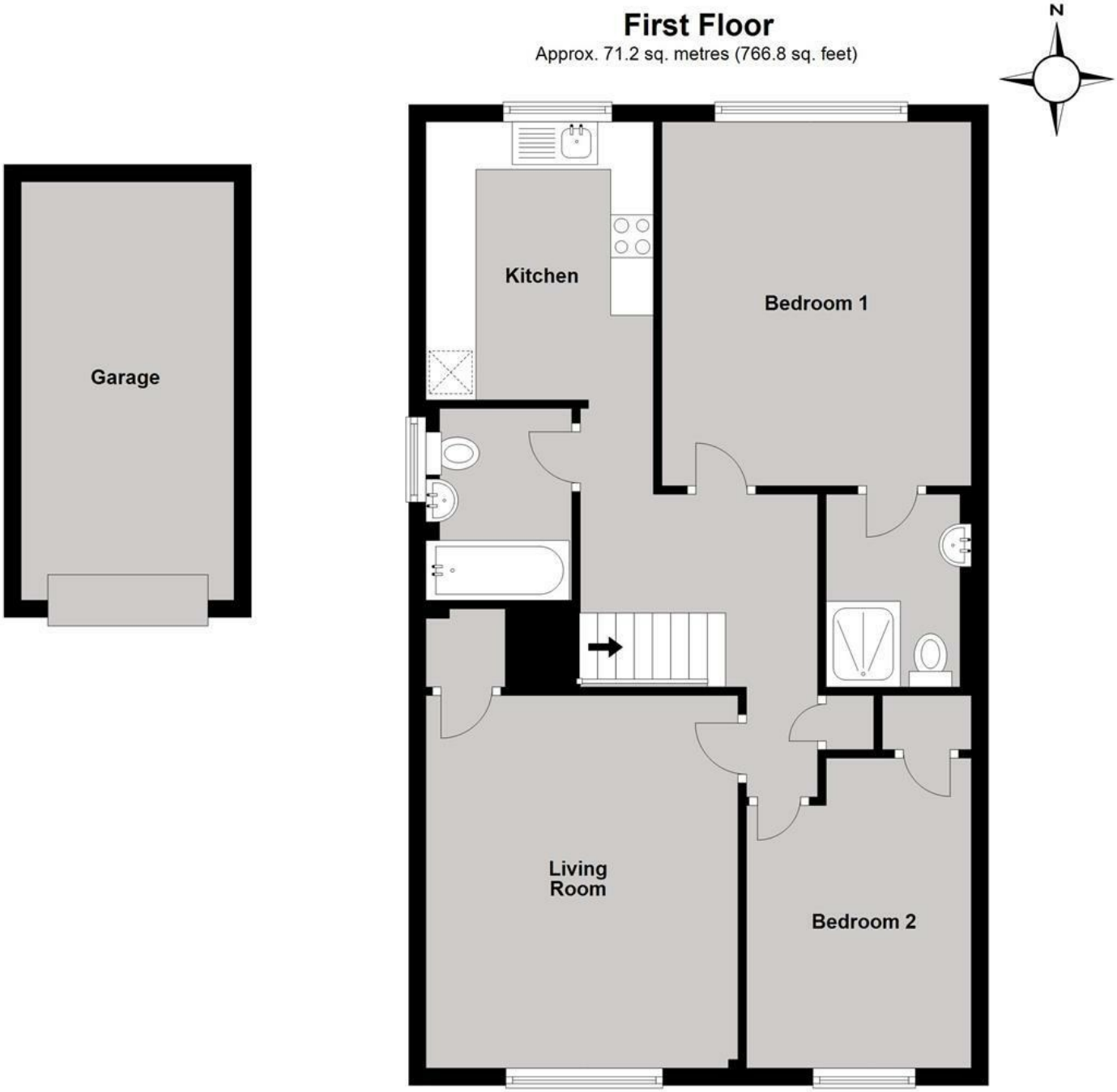





Fraser Hill
Tankerton Slopes
TANKERTON
Tankerton Rd
Graystone Rd
Manor Rd
Bennells Ave
St Swithin's Rd
Bridgefield Rd
Google
Map data ©2025

First Floor

Approx. 71.2 sq. metres (766.8 sq. feet)



Total area: approx. 71.2 sq. metres (766.8 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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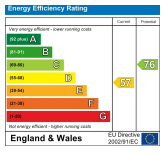

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