

CHRISTOPHER HODGSON



Whitstable

To Let £1,295 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

100 Albert Street, Whitstable, Kent, CT5 1HT

A charming end of terrace house in the heart of Whitstable's desirable conservation area, conveniently positioned just moments from Harbour Street's boutique shops, popular café bars and eateries, the seafront, working harbour and Whitstable station, which is just over half a mile distant.

The comfortably proportioned accommodation is arranged on the ground floor to provide a sitting room,

dining room, contemporary kitchen, and a cloakroom. To the first floor there are two double bedrooms and a bathroom.

The rear garden extends to 38 ft (11 m).

No Smokers. Available from early November.



LOCATION

Albert Street is a highly desirable location within the town's sought after conservation area in central Whitstable and easily accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links 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 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

- Kitchen
16'4" x 6'6" (5.00m x 2.00m)
- Sitting Room
11'5" x 10'9" (3.48m x 3.28m)
- Dining Room
11'5" x 10'6" (3.48m x 3.22m)

FIRST FLOOR

- Bedroom 1
11'5" x 10'7" (3.48m x 3.25m)

- Bedroom 2
11'5" x 10'7" (3.49m x 3.23m)
- Bathroom
8'10" x 6'8" (2.70m x 2.05m)

OUTSIDE

- Garden
38'6" x 12'5" (11.73m x 3.78m)

HOLDING DEPOSIT

£298 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,494 (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 <https://www.christopherhodgson.co.uk/property-services/tenant-fees/>

INDEPENDENT REDRESS SCHEME

Provided by ARLA

CLIENT MONEY PROTECTION

Christopher Hodgson Estate Agents are members of The Property Ombudsman





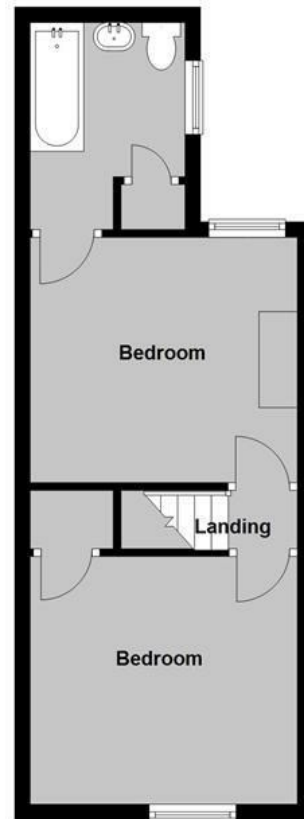
Ground Floor

Approx. 38.2 sq. metres (411.6 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.0 sq. feet)



Total area: approx. 69.9 sq. metres (752.6 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42

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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-Orange)	E		
Needs Improvement (Red)	F		
Very Poor (Dark Red)	G		
Very Poor (Dark Red)	G	85	57

England & Wales
EPC Director
2020/01/01

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