

CHRISTOPHER HODGSON



Whitstable

To Let £1,595 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

7 Linnet Avenue, Whitstable, Kent, CT5 4TN

Commanding far-reaching views towards the sea and Whitstable's stunning sunsets from an elevated position, this generously proportioned semi-detached home occupies a peaceful setting at the end of a cul-de-sac.

Seasalter Beach, M&S Foodhall, Estuary View medical centre and bus routes are all within half a mile, while Whitstable town centre (1.3 miles), supermarkets, amenities, and Whitstable station are also easily accessible.

The smartly presented accommodation is arranged on the ground floor to provide an entrance porch, entrance hall,

sitting room, kitchen, dining room and a utility room. To the first floor there are three bedrooms and a bathroom.

The garden is predominantly laid to lawn and extends to 41ft (12.5m). The property also benefits from access to a large garage and a driveway, providing off-street parking for several vehicles.

No smokers. Available immediately.



LOCATION

The property benefits from a quiet position away from the road in Linnet Avenue, a peaceful cul-de-sac in a desirable residential area of Whitstable, which is an increasingly popular and fashionable town by the sea. Whitstable benefits from a bustling High Street with a range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars, well regarded restaurants and working harbour for which the town has become renowned. Whitstable mainline railway station (approximately 1.6 miles distant) offers 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 dual carriage way provides a link to the M2 and A2 giving access to the Channel ports and motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Porch
- Entrance Hall 13'1" x 3'10" (3.99m x 1.17)
- Sitting Room 24'11" x 10'3" (7.61m x 3.13m)

- Kitchen 10'5" x 8'3" (3.19m x 2.54m)
- Dining Room 14'3" x 7'2" (4.35m x 2.19m)
- Cloakroom 5'6" x 28'5" (1.70m x 8.68m)
- Utility Room 5'7" x 5'2" (1.72m x 1.58)

FIRST FLOOR

- Bedroom 1 12'0" x 10'1" (3.68m x 3.08)
- Bedroom 2 12'6" x 9'7" (3.83m x 2.94)
- Bedroom 3 9'6" x 7'4" (2.92m x 2.26m)
- Bathroom 6'0" x 5'7" (1.83m x 1.71m)

OUTSIDE

- Garden 41'0" x 36'1" (12.50m x 11m)
- Double Garage 18'2" x 14'5" (5.55m x 4.41m)
- Parking

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/property-services/tenant-fees/

CLIENT MONEY PROTECTION

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