

CHRISTOPHER HODGSON



Whitstable

To Let £1,950 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

The Grain Store, 12 Sea Street, Whitstable, Kent, CT5 1AN

The Grain Store is a unique detached period building ideally positioned in the heart of fashionable Whitstable, nestled amongst fisherman's cottages and just moments from the beach, working harbour, individual shops, cafes, bars and seafood restaurants for which the town has become renowned. Whitstable station is approximately 0.7 of a mile distant.

Built circa 1878 and converted into a dwelling in 1989, this unconventional property exudes charm and character and benefits from light and spacious accommodation arranged over three floors.

The first floor is accessed via the main entrance to the house from Sea Wall, and comprises a dramatic open-plan loft style living space beneath a partially vaulted ceiling which includes a sitting room, dining area, smartly fitted kitchen and a cloakroom. The remainder of the accommodation includes three bedrooms and two bathrooms. There is also a large integral garage; a rare commodity in this location.

No pets or smokers. Available from early November.



LOCATION

Sea Street is situated in Whitstable's desirable conservation area in close proximity to the town centre and is accessible to the beach, High Street, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a wide range of amenities including boutique shops, highly regarded restaurants, watersports facilities and working harbour.

Whitstable station (0.7 of a mile distant) provides fast and frequent links to London (Victoria) in 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 (taken at maximum points) are:

FIRST FLOOR

- Entrance Hall
- Sitting Room
25'9" x 21'3" (7.87m x 6.50m)

- Dining Room
14'2" x 11'6" (4.32m x 3.51m)

- Kitchen
10'11" x 8'3" (3.33m x 2.54m)

- Cloakroom

GROUND FLOOR

- Hall
- Bedroom 1
12'9" x 10'2" (3.89m x 3.12m)
- En-Suite Bathroom
- Integral Garage
19'10" x 14'9" (6.05m x 4.50m)

SECOND FLOOR

- Galleried Landing
- Bedroom 2
15'3" x 11'5" (4.67m x 3.48m)
- En-Suite Shower Room
- Bedroom 3
13'8" x 12'11" (4.19m x 3.96m)



HOLDING DEPOSIT
£450 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£2,250 (or equivalent to 5 weeks rent)

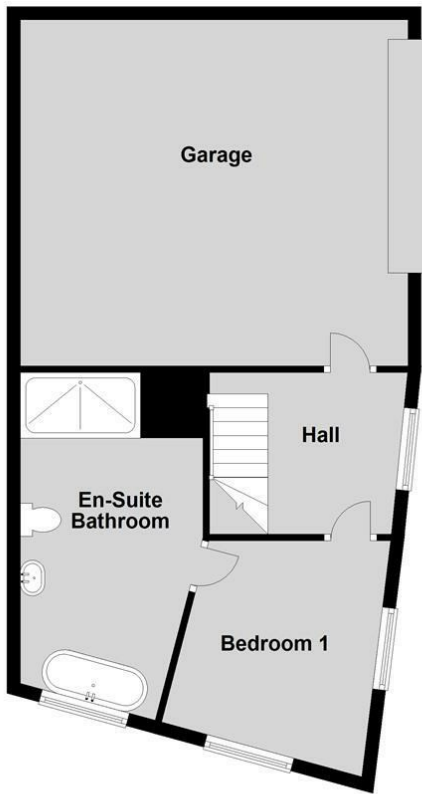
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

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

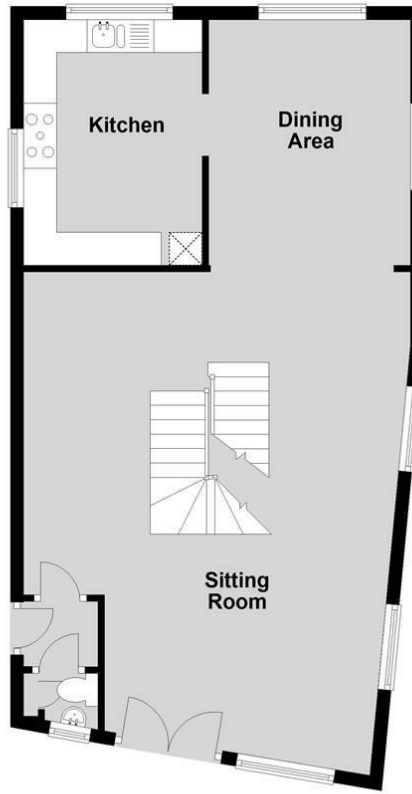
Ground Floor

Approx. 62.0 sq. metres (667.6 sq. feet)



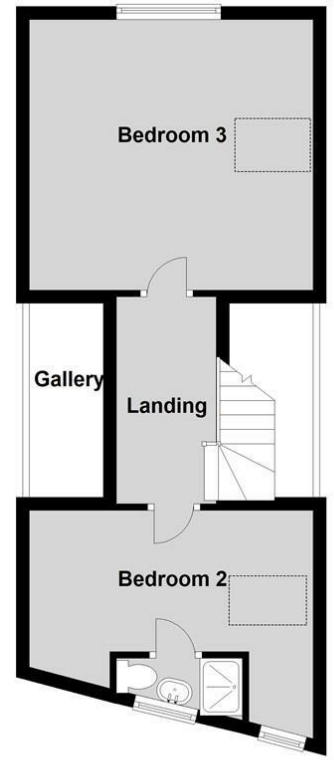
First Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



Second Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



Total area: approx. 160.1 sq. metres (1723.5 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Target
Very Energy Efficient	A+		
Energy Efficient	A		
Decent	B		
Below Average	C		
Below Average	D		
Below Average	E		
Below Average	F		
Below Average	G		
Very Energy Inefficient	H		
Energy Efficiency Rating		74	82
England & Wales			

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

