

CHRISTOPHER HODGSON



**Whitstable**

**To Let**   £1,250 PCM



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# Whitstable

## *22 Wicketts End, Whitstable, Kent, CT5 1WD*

A purpose built first floor apartment serviced by a lift and conveniently positioned just half a mile from Whitstable station. The property lies within close proximity to the bustling town centre with its highly regarded restaurants, boutique shops and café bars and is easily accessible to the seafront and harbour.

The smartly presented accommodation is arranged to provide an entrance hall, living room opening to the kitchen, two double bedrooms including an en-suite shower room to the principal bedroom, and a bathroom.

The property benefits from one allocated parking space accessed via a secure electronic gate from Belmont Road.

No smokers. Available immediately.



### LOCATION

Wicketts End is a highly desirable residential location within close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is 0.5 miles distant, providing fast and frequent links 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. 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 10'2" x 8'9" (3.12m x 2.68m)
- Living Room 20'0" x 11'7" (6.10m x 3.54m)
- Kitchen 10'11" x 7'0" (3.35m x 2.15m)
- Bedroom 1 14'10" x 9'10" (4.53m x 3.00m)
- Shower Room 6'3" x 4'9" (1.92m x 1.46m)
- Bedroom 2 10'10" x 8'9" (3.32m x 2.68m)

- Bathroom 6'9" x 6'2" (2.08m x 1.90m)

### OUTSIDE

- Parking  
The property benefits from one allocated parking space.

### 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/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

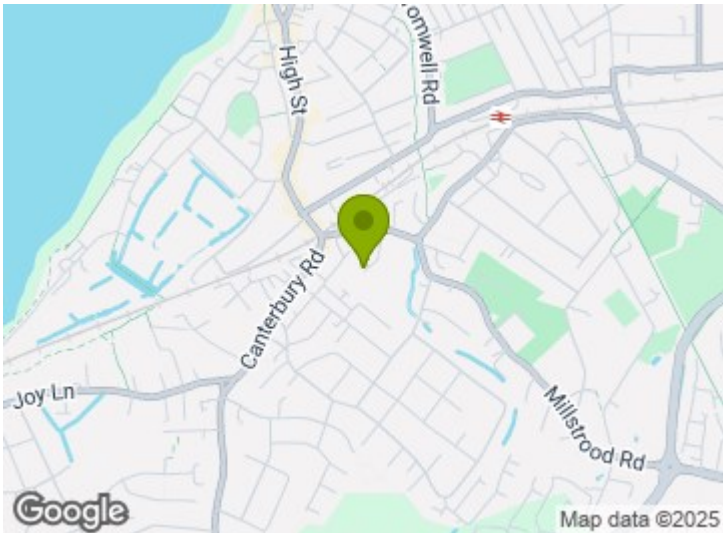
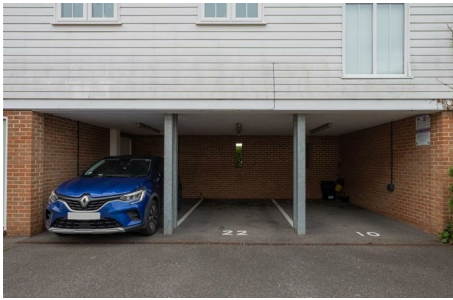
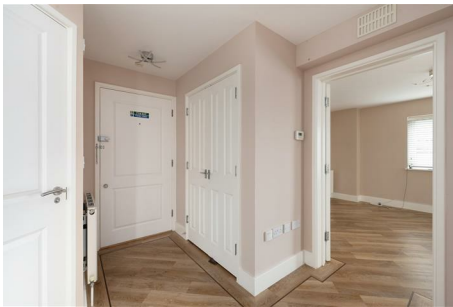
### CLIENT MONEY PROTECTION

Provided by ARLA

### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

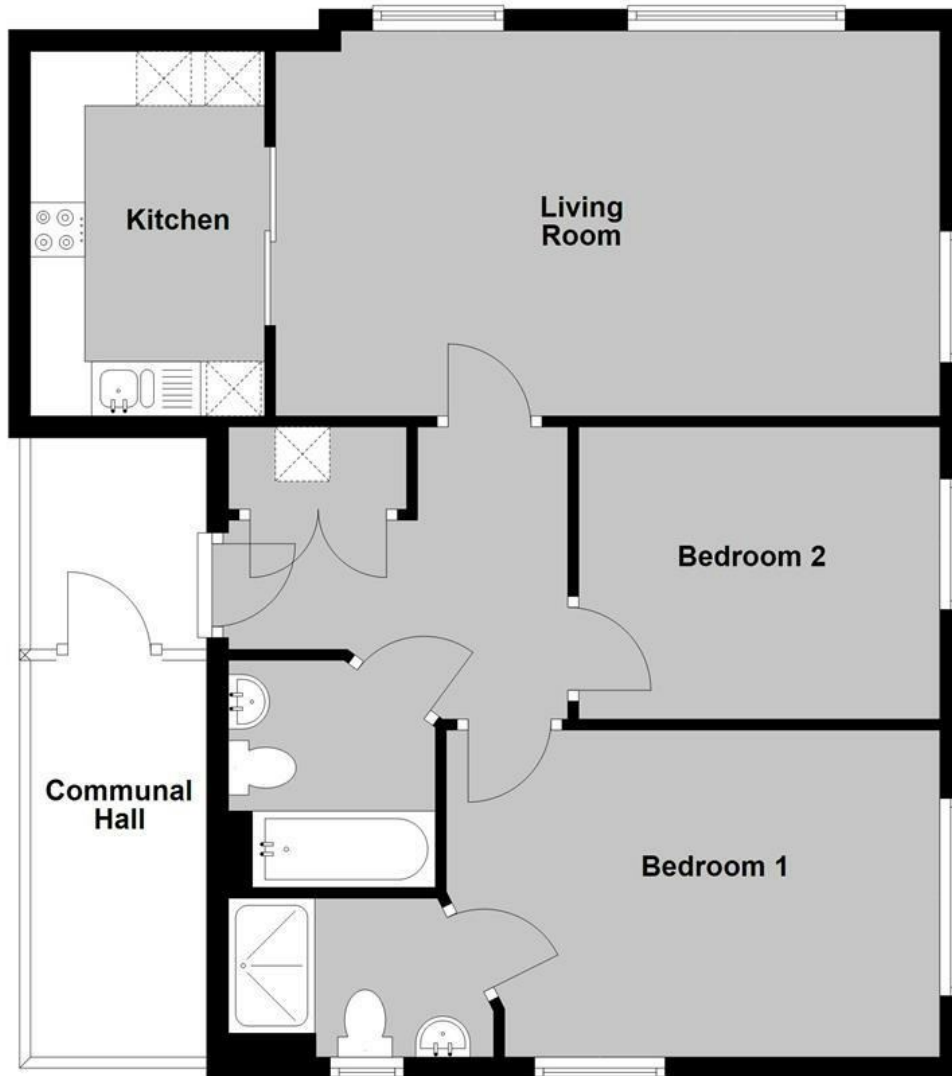






## First Floor

Approx. 67.5 sq. metres (726.0 sq. feet)



Total area: approx. 67.5 sq. metres (726.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient	F		
Worst energy efficiency - highest running costs	G		
England & Wales		82	82
		82	82

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