CHRISTOPHER HODGSON









Whitstable

To Let £1,450 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

113 Cromwell Road, Whitstable, Kent, CT5 1NL

A smartly presented semi-detached bungalow in a highly desirable central location, conveniently positioned within moments of the bustling town centre with its wide range of shops, cafés, eateries, and independent galleries. The beach, working harbour, and mainline train station are all within short walking distance.

The generously proportioned accommodation is arranged to provide a large sitting room, kitchen, conservatory, two double bedrooms and a bathroom.

The rear garden is laid to lawn and extends to 33 ft (10m).

No smokers. Available from early October.





LOCATION
Cromwell Road is situated within Whitstable's desirable conservation area and conveniently positioned close to local amenities, schools, shops, Whitstable station and the seafront. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable provides frequent services 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 A2/M2 giving access to the channel ports and connecting motorway network.

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

GROUND FLOOR

• Sitting Room 11'11" x 11'5" (3.65m x 3.49m)

• Kitchen 10'11" x 10'5" (3.33m x 3.20m)

• Conservatory 15'1" x 9'0" (4.60m x 2.75m)

• Bedroom 1 14'7" x 11'6" (4.47m x 3.53m)

• Bedroom 2 14'1" x 12'0" (4.30m x 3.66m)

• Bathroom 7'6" x 5'4" (2.30m x 1.65m)

OUTSIDE

• Garden 33'3" x 30'6" (10.13m x 9.30m)

HOLDING DEPOSIT
£334 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,673 (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

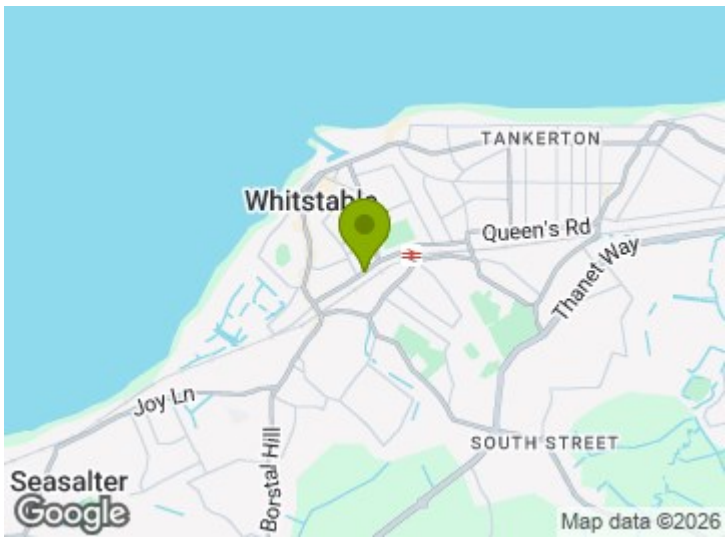
INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman










TANKERTON
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Thanet Way
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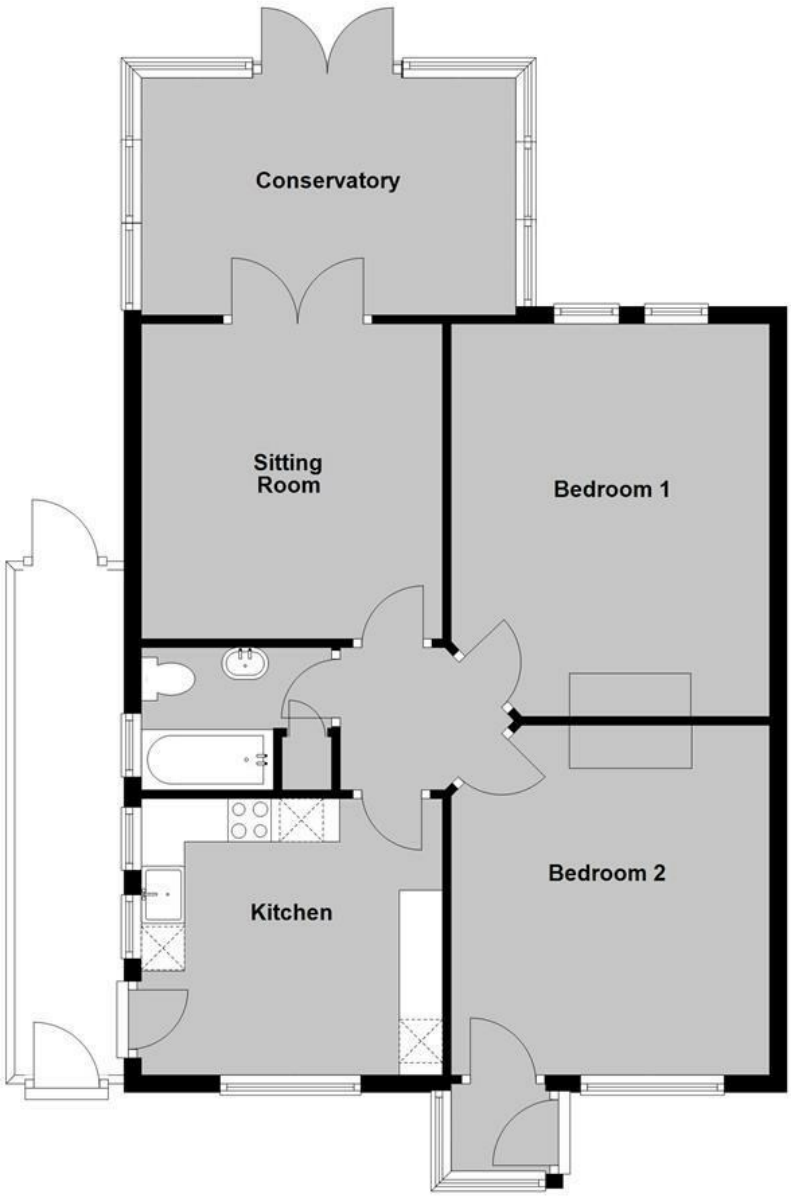
Ground Floor

Approx. 76.5 sq. metres (823.2 sq. feet)



Total area: approx. 76.5 sq. metres (823.2 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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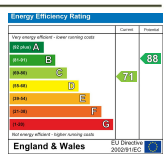

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