CHRISTOPHER HODGSON

Seasalter, Whitstable

To Let £1,850 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Seasalter, Whitstable

4 Allan Road, Seasalter, Whitstable, Kent, CT5 4AH

A beautifully presented coastal home, enviably positioned on the desirable Granville Cliff private estate, moments from Seasalter Beach. A pleasant stroll along the coastline will take you to Whitstable town centre which boasts an array of boutique shops, highly regarded restaurants and cafés, and Whitstable mainline station (2 miles).

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, sitting room, an open-plan kitchen/dining room, and a cloakroom. To the first floor there are three bedrooms and a family bathroom.

The generous rear garden extends to 65 ft (19 m). The property also benefits from a detached garage and off street parking.

No Smokers. Available Immediately.

LOCATION
Allan Road is situated within close proximity to the sea and forming part of the desirable Granville Cliff Estate which is situated on the outskirts of Whitstable. The property is accessible to the town centre either via Joy Lane or by walking along the seafront. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and water skiing facilities as well as a range of educational facilities. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes).

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

GROUND FLOOR

• Entrance Hall
10'2" x 4'10" (3.10m x 1.49m)

• Sitting Room
17'0" x 11'0" (5.20m x 3.36m)

• Kitchen/Dining Room
14'9" x 13'9" (4.51m x 4.20m)

• Cloakroom
4'3" x 2'11" (1.31m x 0.90m)

FIRST FLOOR

• Bedroom 1
17'0" x 10'11" (5.20m x 3.34m)

• Bedroom 2
9'0" x 8'8" (2.76m x 2.65m)

• Bedroom 3
8'8" x 7'7" (2.65m x 2.32m)

• Bathroom
8'4" x 5'9" (2.56m x 1.77m)

OUTSIDE

• Garage
15'9" x 7'10" (4.81m x 2.40m)

HOLDING DEPOSIT
£426 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£2,134 (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
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Main area: Approx. 82.9 sq. metres (892.0 sq. feet)
Plus garages, approx. 11.5 sq. metres (124.2 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2025 is £2,047.33.

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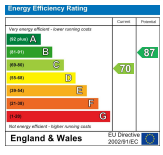

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