

CHRISTOPHER HODGSON



**Whitstable**

**To Let** £1,100 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Whitstable

## *5 Horsebridge Road, Whitstable, Kent, CT5 1AF*

A smartly presented first floor apartment enviably positioned in the heart of Whitstable, less than 100 metres from the beach and just moments from Harbour Street with its boutique shops and restaurants, Whitstable harbour, The Horsebridge Arts and Community Centre and Whitstable station (0.6 of a mile distant).

provide an entrance hall, sitting/dining room with double doors opening to a balcony, a modern kitchen, two double bedrooms with built-in wardrobes and a bathroom.

No Smokers. Immediately Available.

The bright and spacious accommodation is arranged to



### LOCATION

Horsebridge Road is situated in the heart of Whitstable's desirable conservation area being accessible to the beach, shops, bus routes and station. Whitstable is an increasingly popular and fashionable seaside resort offering a good range of amenities including boutique shops, well regarded restaurants, watersports facilities and working harbour for which the town is renowned. Whitstable station (0.6 of a mile distant) provides fast and frequent links to London (Victoria) with a journey time of 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:

- Entrance Hall
- Sitting/Dining Room  
17'0" x 10'11" (5.18m x 3.33m)
- Kitchen  
9'0" x 7'0" (2.74m x 2.13m)

- Bedroom 1  
15'2" x 10'9" (4.62m x 3.28m)
- Bedroom 2  
11'7" x 7'4" (3.53m x 2.24m)
- Bathroom  
9'0" x 5'0" (2.74m x 1.52m)

### HOLDING DEPOSIT

£253 (or equivalent to 1 weeks rent)

### TENANCY DEPOSIT

£1,269 (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

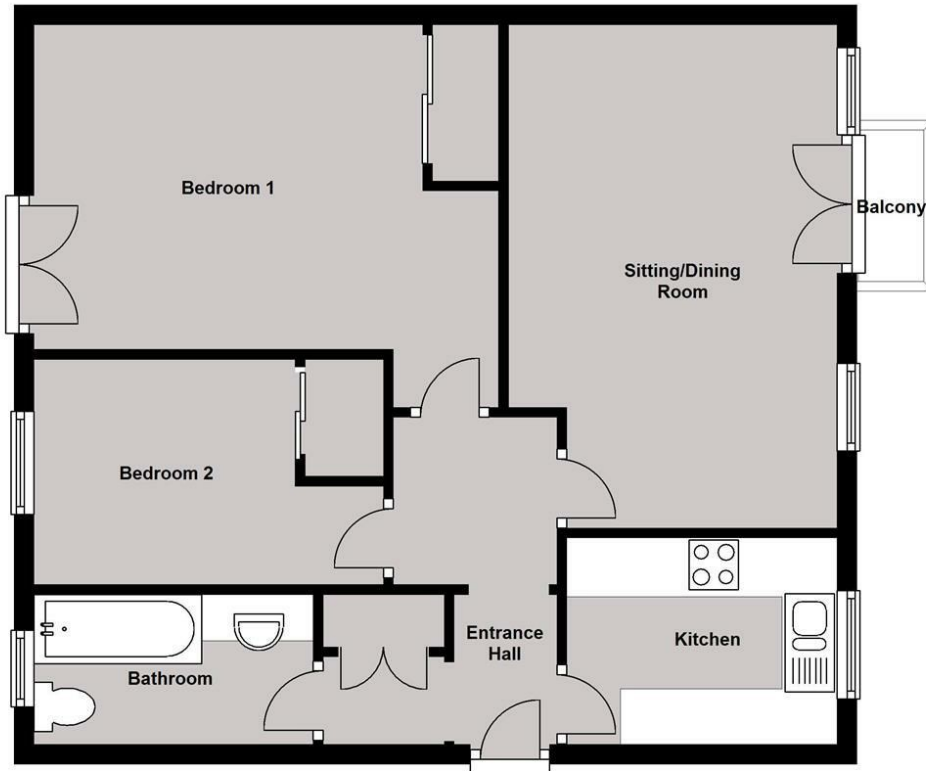
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**First Floor**  
Approx. 59.2 sq. metres (637.0 sq. feet)



Total area: approx. 59.2 sq. metres (637.0 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		
Energy Efficiency Rating	Current	Potential
Very Energy Efficient (Lower running costs)	A	A
Energy Efficient	B	B
Decent	C	C
Needs Improvement	D	D
Needs Improvement	E	E
Needs Improvement	F	F
Needs Improvement	G	G
Needs Improvement	H	H
Needs Improvement	I	I
Needs Improvement	J	J
Needs Improvement	K	K
Needs Improvement	L	L
Needs Improvement	M	M
Needs Improvement	N	N
Needs Improvement	O	O
Needs Improvement	P	P
Needs Improvement	Q	Q
Needs Improvement	R	R
Needs Improvement	S	S
Needs Improvement	T	T
Needs Improvement	U	U
Needs Improvement	V	V
Needs Improvement	W	W
Needs Improvement	X	X
Needs Improvement	Y	Y
Needs Improvement	Z	Z

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