

CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**To Let** £975 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Tankerton, Whitstable

## *95a Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AJ*

A stylish first floor flat created from the conversion of a substantial property and enjoying a prime central Tankerton location close to shops and bus routes, less than a mile from Whitstable station and just moments from Tankerton slopes and seafront.

The bright and spacious interior is finished in a contemporary style with timber flooring, and the

accommodation is arranged to provide a sitting room, smartly fitted kitchen, two double bedrooms and a shower room. Communal satellite dish.

No smokers. Available from late-August.



### LOCATION

Tankerton Road is a desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable station (approximately 1.2 miles distant) offers fast and frequent services to London (Victoria) approximately 80mins. Whitstable town centre is approximately 1.4 mile distant and provides a good range of shopping facilities as well as fashionable seafood restaurants and recreational amenities. The A299 provides a dual carriage way link to the M2/ A2 giving access to the Channel ports and motorway network. The High Speed Rail Link (Javelin Service) provides frequent services to London St Pancras with a journey time of approximately 73mins.

### ACCOMMODATION

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

#### FIRST FLOOR

- Entrance Hall  
12'7" x 3'2" (3.84m x 0.97m)
- Sitting Room  
12'0" x 12'0" (3.66m x 3.66m)
- Kitchen  
8'0" x 6'11" (2.44m x 2.11m)
- Bedroom 1  
11'6" x 9'10" (3.51m x 3.00m)

- Bedroom 2  
11'10" x 8'2" (3.61m x 2.49m)

- Shower Room  
8'0" x 5'2" (2.44m x 1.57m)

### WATER CHARGE

A contribution for water charges is payable direct to the landlord with the rent at the rate of £50 per calendar month.

### HOLDING DEPOSIT

£225 (or equivalent to 1 weeks rent)

### TENANCY DEPOSIT

£1,125 (or equivalent to 5 weeks rent)

### TENANCY INFORMATION

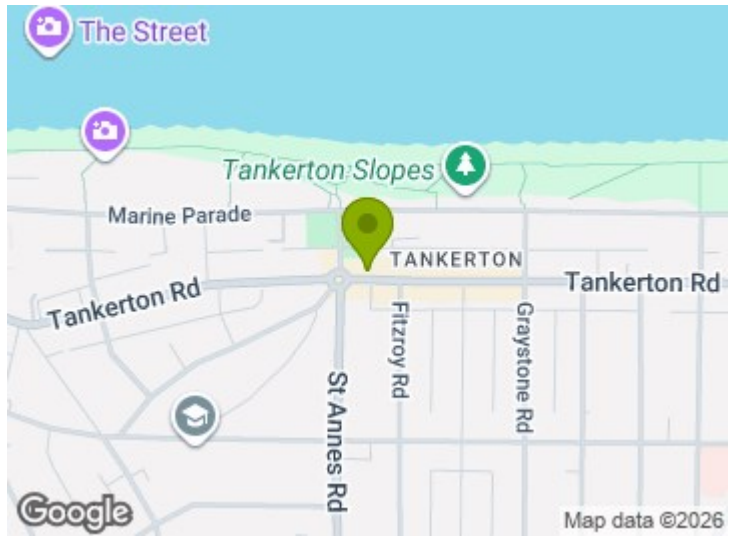
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website <https://www.christopherhodgson.co.uk/property-services/tenant-fees/>

### CLIENT MONEY PROTECTION

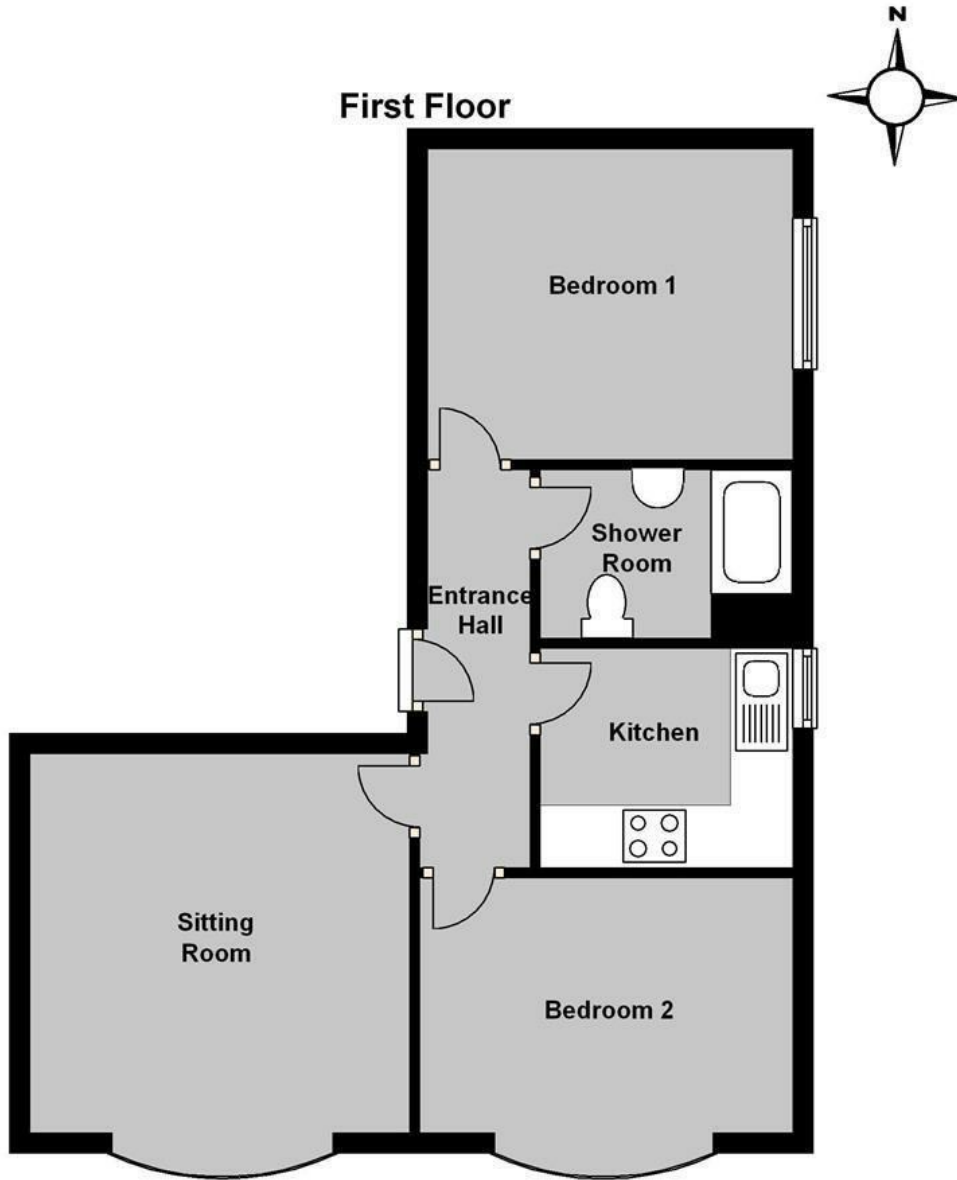
Provided by ARLA

### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



## First Floor



Total area: approx. 47.9 sq. metres (515.2 sq. feet)

**Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.**

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Energy Efficiency Rating		Current	Target
100 kWh/m <sup>2</sup> per year (heating only)	A		
71 kWh/m <sup>2</sup> per year	B		
55 kWh/m <sup>2</sup> per year	C		
45 kWh/m <sup>2</sup> per year	D		
35 kWh/m <sup>2</sup> per year	E		
25 kWh/m <sup>2</sup> per year	F		
15 kWh/m <sup>2</sup> per year	G		
10 kWh/m <sup>2</sup> per year	H		
5 kWh/m <sup>2</sup> per year	I		
0 kWh/m <sup>2</sup> per year	J		
England & Wales		ED 000001	000001

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