CHRISTOPHER HODGSON

Whitstable

To Let £1,400 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

4 Millstream Cottages Grimshill Road, Whitstable, Kent, CT5 4RX

A spacious and smartly presented semi-detached house conveniently positioned within walking distance of Whitstable station (0.3 miles) and High Street (0.5 miles) where a variety of independent shops and popular restaurants can be found. Whitstable's pebble beach, working harbour, schools and bus routes are also easily accessible.

The spacious and smartly presented accommodation is arranged to provide, on the ground floor, an entrance hall, sitting room, a contemporary kitchen and a cloakroom. The first floor comprises three bedrooms and a family bathroom.

To the rear of the property there is courtyard garden with a Westerly aspect and one allocated parking space.

Available from early June.

LOCATION
Grimshill Road is a sought after residential location with it being conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.3 of a mile distant and offers 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 also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable itself provides a highly regarded range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars and well-regarded seafood restaurants for which the town has become renowned. The beach is also accessible where a range of watersports facilities can be enjoyed.

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

GROUND FLOOR

• Entrance Hall

• Sitting Room 14'10" x 10'1" (4.52m x 3.07m)

• Kitchen 10'8" x 10'1" (3.24m x 3.07m)

• Cloakroom

FIRST FLOOR

• Bedroom 1 12'3 x 7'10 (3.73m x 2.39m)

• Bedroom 2 10'6" x 7'11" (3.20m x 2.42m)

• Bedroom 3 6'10 x 6'8 (2.08m x 2.03m)

• Bathroom

OUTSIDE

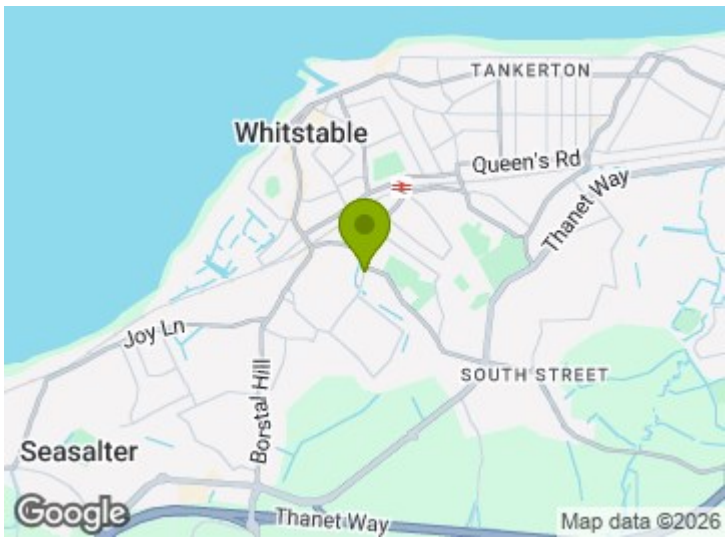
• Garden 22' x 18'5 (6.71m x 5.61m)

• Parking

HOLDING DEPOSIT
£323 (or equivalent to 1 weeks rent)

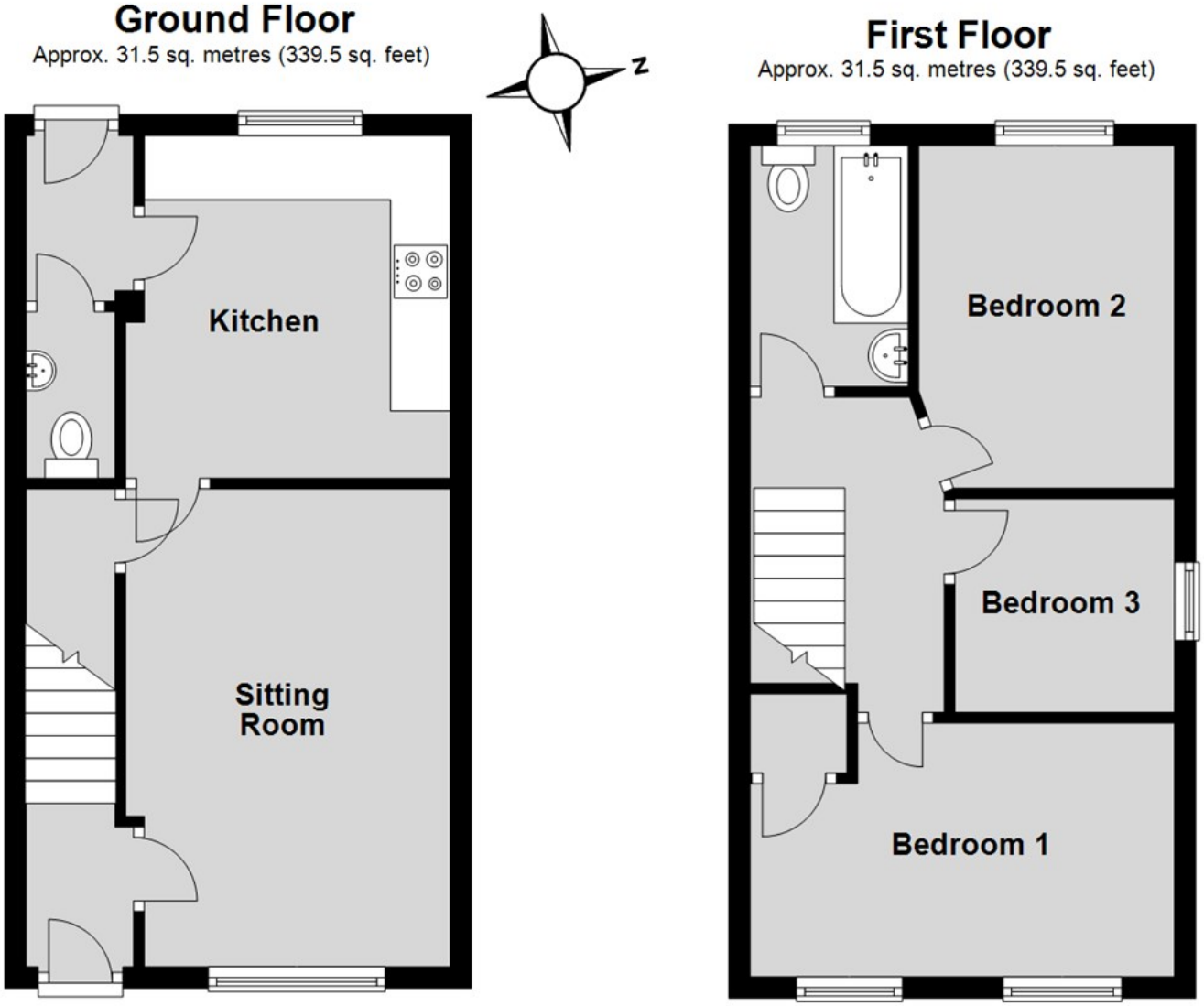
TENANCY DEPOSIT
£1,615 (or equivalent to 5 weeks rent)

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/Tenants



CLIENT MONEY PROTECTION
Provided by ARLA

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



Total area: approx. 63.1 sq. metres (678.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,131.55.

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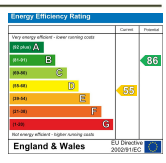

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