CHRISTOPHER HODGSON









Whitstable

To Let £1,350 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

49C Old Bridge Road, Whitstable, Kent, CT5 1RD

A beautifully presented ground floor apartment occupying a highly convenient central location, immediately opposite Whitstable railway station and within easy reach of the beach, town centre and working harbour.

This contemporary apartment has been created from the conversion of a substantial building and provides bright and well-proportioned accommodation finished to a high specification throughout.

The accommodation is accessed via a private entrance and comprises an entrance hall, spacious open-plan living accommodation incorporating a fitted kitchen, two double bedrooms and a shower room. Doors from the living space open to the communal garden.

The apartment also benefits from off-street parking for one vehicle.

No smokers. Available from early December.





LOCATION
Old Bridge Road is a highly convenient location in central Whitstable, immediately opposite the railway station and within easy reach of the town centre, beach, working harbour and a wide range of shops, cafés and restaurants. Whitstable is a fashionable town by the sea renowned for its independent shops, highly regarded restaurants and watersports facilities. Whitstable railway station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service offers access to London St Pancras in approximately 73 minutes. The A299 is also easily accessible, providing a dual carriageway link to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

• Entrance Hall

• Living Room 24'11" x 11'1" (7.60m x 3.40m) incorporating:

• Kitchen

• Bedroom 1 16'7" x 9'2" (5.08m x 2.80m)

• Bedroom 2 14'10" x 9'2" (4.53m x 2.80m)

• Shower Room 7'6" x 5'5" (2.29m x 1.67m)

OUTSIDE

• Communal Garden

HOLDING DEPOSIT
£311 (or equivalent to 1 weeks rent)

TENANT DEPOSIT
£1,557 (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

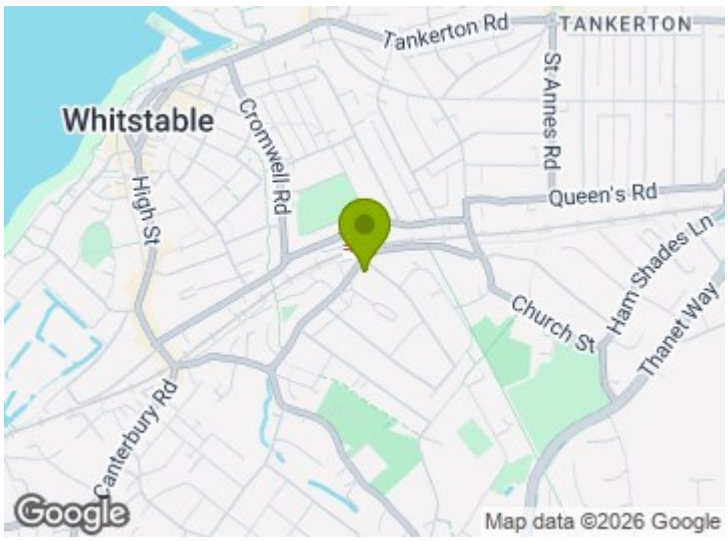
INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman





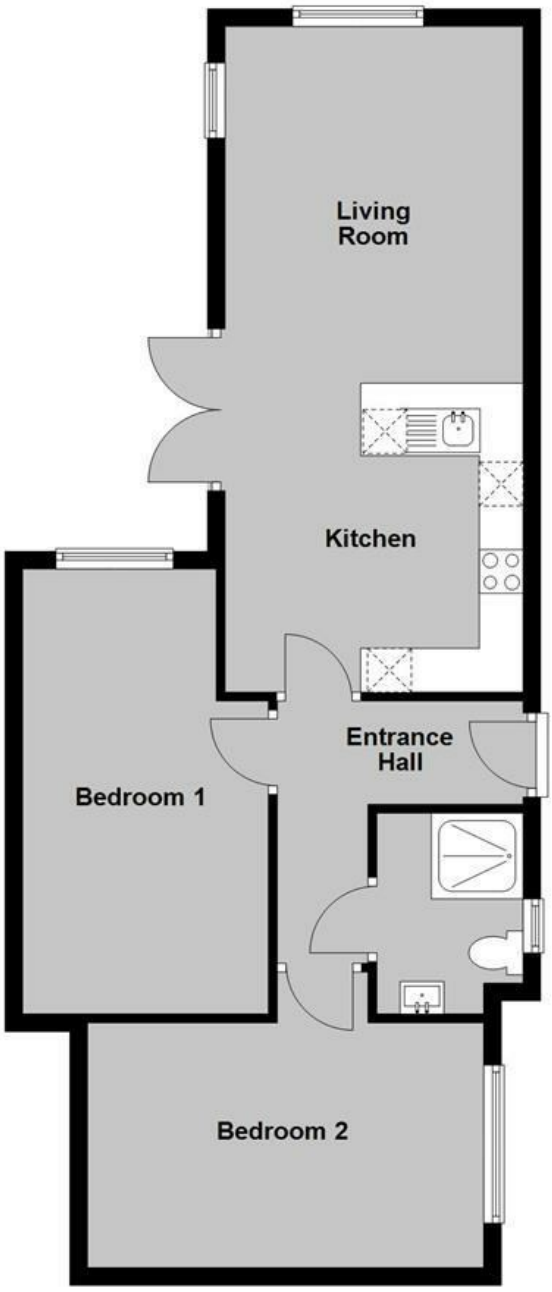





Tankerton Rd
TANKERTON
Whitstable
Cromwell Rd
St Annes Rd
High St
Queen's Rd
Ham Shades Ln
Church St
Thanet Way
Canterbury Rd
Google
Map data ©2026 Google

Ground Floor

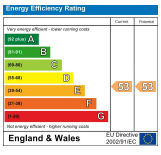
Approx. 63.0 sq. metres (677.9 sq. feet)



Total area: approx. 63.0 sq. metres (677.9 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £2,930.88.

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Folio No. 7153/IM

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK