



Whitstable

To Let **£1,650 PCM**

...for Coastal, Country & City living.

Whitstable

130 Cromwell Road, Whitstable, Kent, CT5 1NQ

A beautifully presented 1930's semi-detached house in a sought after central location, conveniently positioned moments from Westmeads Primary School and recreation ground, Whitstable's working harbour and charming pebble beach, and a short stroll to the High Street with its eclectic mix of boutique shops and highly regarded restaurants. Whitstable station is 320 metres distant.

This superb family home benefits from bright and spacious living accommodation, presented in a smart contemporary style. The ground floor is arranged to provide an entrance hall, sitting room, a kitchen/dining room with doors opening to the garden, and a cloakroom. The first floor comprises three double bedrooms and a stylish family bathroom. There is a generous rear garden with a large patio area and outdoor pergola that offers a great outdoor eating and social space. A driveway to the front of the property provides an area of off road parking.

No pets or smokers. Available Immediately.



Location

Cromwell Road is situated within Whitstable's desirable conservation area and conveniently positioned close to local amenities, schools, shops, Whitstable station and the seafront. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and water sport facilities. The mainline railway station at Whitstable provides 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 accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

Accommodation

The accommodation and approximate measurements are:

• Entrance Hall

15'3" x 5'10" (4.65m x 1.79m)
at maximum points.

• Kitchen

8'1" x 8'0" (2.47m x 2.45m)
at maximum points.

• Dining Room

12'1" x 10'7" (3.70m x 3.25m)
at maximum points.

• Sitting Room

12'10" x 11'2" (3.92m x 3.42m)
at maximum points.

• Bedroom 1

12'10" x 11'2" (3.92m x 3.42m)
at maximum points.

• Bedroom 2

12'2" x 10'7" (3.72m x 3.25m)
at maximum points.



- **Bedroom 3**
8'11" x 7'11" (2.73m x 2.42m)
at maximum points.
- **Bathroom**
8'2" x 5'10" (2.49m x 1.78m)
at maximum points.
- **Garden**
- **Parking**

Exclusion
A section of garden to the rear of the plot, including the summer house and rear parking area, will be retained for use by the Landlord and excluded from the let area. The tenancy will not provide access from the garden to Westmeads Recreation Ground.

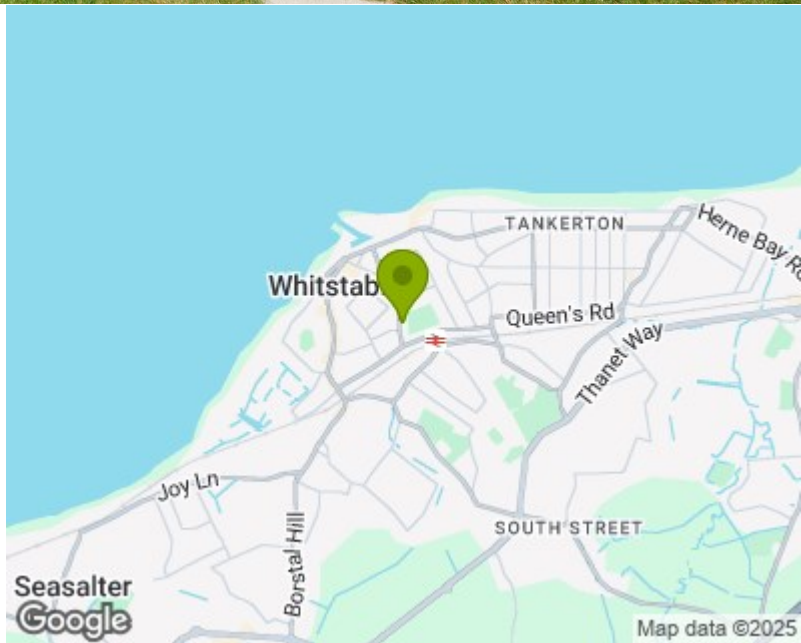
Holding Deposit
£380 (or equivalent to 1 weeks rent)

Tenancy Deposit
£1,903 (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

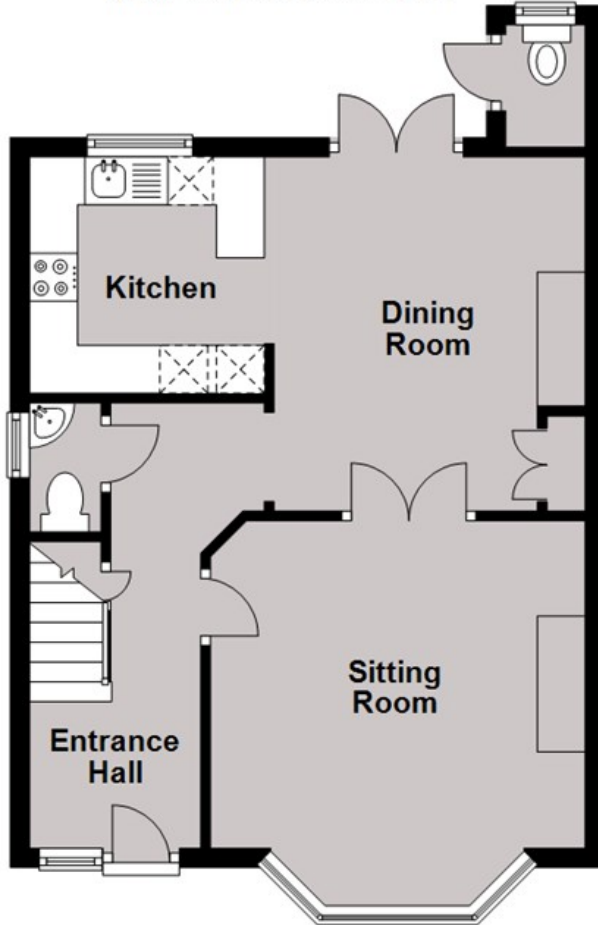
Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman





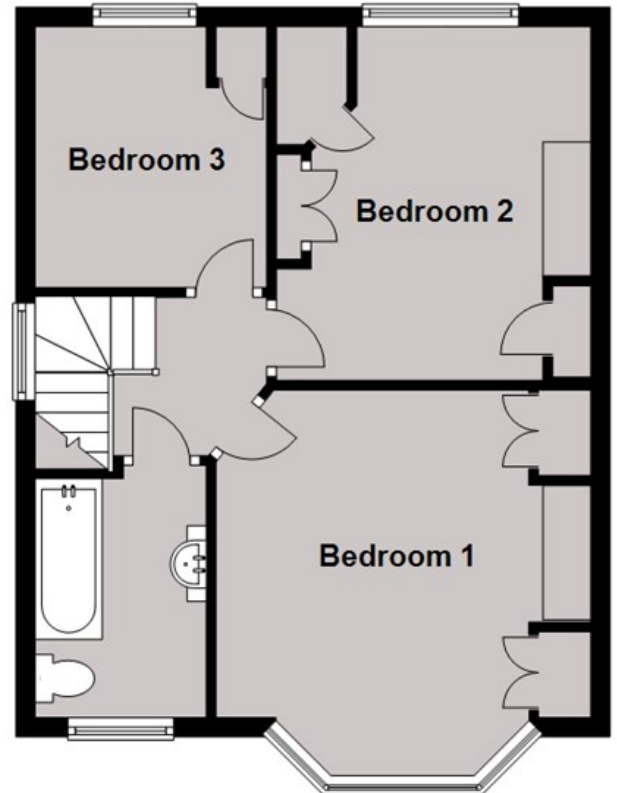
Ground Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



Total area: approx. 84.8 sq. metres (912.9 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £1,997,91.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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