

CHRISTOPHER HODGSON



Seasalter, Whitstable
To Let £925 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Seasalter, Whitstable

Flat 4, Foxdene Court, Foxdene Road, Seasalter, Whitstable, Kent, CT5 4QY

A purpose built flat in a desirable location within close proximity to bus routes, Seasalter surgery, Co-operative food store and a short stroll to the seafront.

The well proportioned accommodation is arranged to provide a spacious sitting room which is flooded with natural light, a kitchen, two double bedrooms and a bathroom.

There is an allocated parking space in a private car park located to the front of the property.

No smokers. Available from mid November.



LOCATION

Foxdene Court is accessed from Gateacre Road via Milner Road which is situated off Faversham Road and is located approximately two miles from Whitstable town centre. Whitstable, which is approximately 1.5 miles distant offers a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching and walking as well as the seafood restaurants for which it has become renowned. Mainline rail services can be found at Whitstable offering fast and frequent services to London (Victoria approximately 1hr 20mins). 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 offering access to the A2/M2 linking to the channel ports and subsequent motorway network.

ACCOMMODATION

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

FIRST FLOOR

- Entrance Hall
- Sitting Room 14'6 x 11'7 (4.42m x 3.53m)
- Kitchen 9'0" x 8'1" (2.74m x 2.46m)
- Bedroom 1 9'11 x 9'8 (3.02m x 2.95m)

- Bedroom 2 9'9" x 8'1" (2.97m x 2.46m)

- Bathroom 7'3 x 5'2 (2.21m x 1.57m)

OUTSIDE

- Parking

HOLDING DEPOSIT

£213 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,067 (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

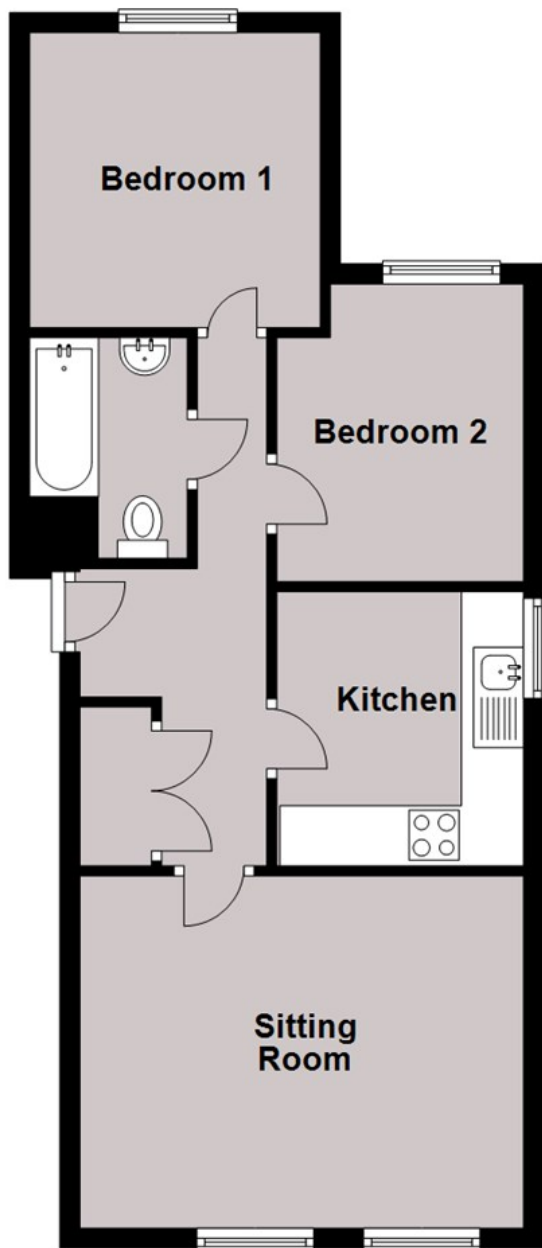
AGENTS NOTE

Images are of the neighboring property from the same development and are indicative of 'type of finish' only.



Ground Floor

Approx. 50.8 sq. metres (546.7 sq. feet)



Total area: approx. 50.8 sq. metres (546.7 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating		
Energy Efficiency	Current Rating	Target Rating
Energy Efficiency	A	A
Energy Efficiency	B	B
Energy Efficiency	C	C
Energy Efficiency	D	D
Energy Efficiency	E	E
Energy Efficiency	F	F
Energy Efficiency	G	G
Energy Efficiency	H	H
Energy Efficiency	I	I
Energy Efficiency	J	J
Energy Efficiency	K	K
Energy Efficiency	L	L
Energy Efficiency	M	M
Energy Efficiency	N	N
Energy Efficiency	O	O
Energy Efficiency	P	P
Energy Efficiency	Q	Q
Energy Efficiency	R	R
Energy Efficiency	S	S
Energy Efficiency	T	T
Energy Efficiency	U	U
Energy Efficiency	V	V
Energy Efficiency	W	W
Energy Efficiency	X	X
Energy Efficiency	Y	Y
Energy Efficiency	Z	Z

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