CHRISTOPHER HODGSON









Whitstable

To Let £1,800 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

7 Admiralty Walk, Whitstable, Kent, CT5 4ET

A beautifully presented detached bungalow occupying an enviable position on Whitstable's coveted Admiralty Walk, enjoying far-reaching views across Whitstable Bay and within easy reach of the beach. The property is conveniently situated for access to Whitstable town centre and mainline railway station (1.6 miles), either via Joy Lane or by a pleasant walk along the coast.

The bright, spacious and well-appointed accommodation comprises an entrance porch, sitting room with wood-burning stove, contemporary kitchen/breakfast room leading to a study and conservatory, two double bedrooms and a luxurious bathroom with separate shower enclosure.

Outside, the south-facing rear garden extends to approximately 60ft (18m), whilst a block-paved driveway provides off-street parking and access to the integral garage.

No smokers. Available immediately.







LOCATION
Admiralty Walk is one of Whitstable's most coveted addresses, enjoying a highly desirable coastal setting within easy reach of the beach. Whitstable town centre can be reached via Joy Lane or by a pleasant walk along the coast and offers an excellent range of independent shops, cafés and highly regarded restaurants, together with the town's working harbour and leisure and watersports facilities. Whitstable mainline railway station provides frequent services to London and the surrounding area, whilst the A299 is readily accessible, providing links to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

- Entrance Porch 6'10" x 3'11" (2.10m x 1.21m)
- Sitting Room 15'2" x 12'3" (4.63m x 3.75m)
- Kitchen/Breakfast Room 12'2" x 11'11" (3.72m x 3.65m)
- Study 11'9" x 7'10" (3.60m x 2.40m)
- Bedroom 1 15'5" x 12'10" (4.70m x 3.91m)
- Bedroom 2 11'1" x 9'4" (3.37m x 2.85m)
- Conservatory 11'9" x 7'9" (3.60m x 2.38m)
- Bathroom

OUTSIDE

- Garage 20'8" x 10'0" (6.30m x 3.07m)
- Garden 60' x 53' (18.29m x 16.15m)

HOLDING DEPOSIT
£415 (or equivalent to 1 week's rent)

TENANCY DEPOSIT
£2,076 (or equivalent to 5 weeks' rent)

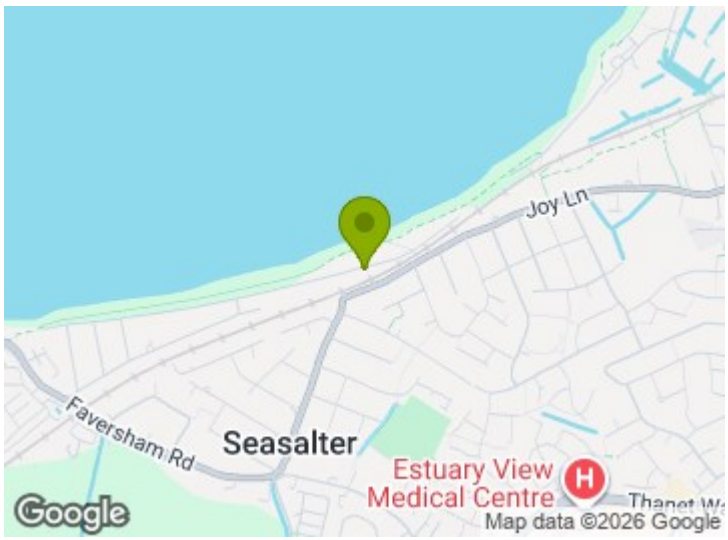
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/











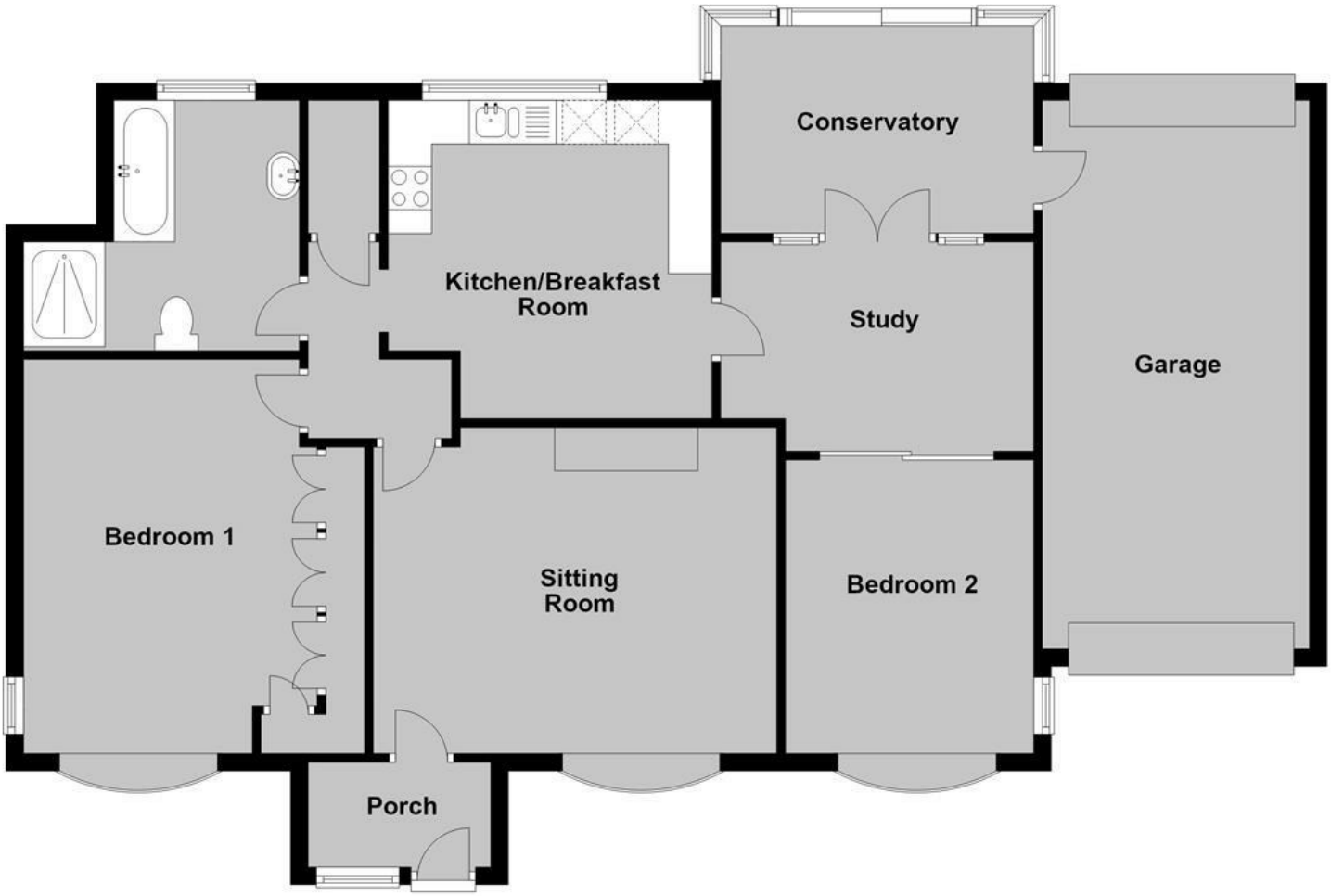
CLIENT MONEY PROTECTION
Provided by ARLA

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

Ground Floor

Main area: approx. 92.3 sq. metres (993.8 sq. feet)

Plus garages, approx. 19.3 sq. metres (208.0 sq. feet)



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Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,397.99

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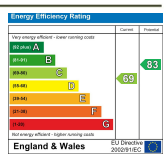

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