

CHRISTOPHER HODGSON



Whitstable

To Let £1,650 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

3 Belmont Road, Whitstable, Kent, CT5 1QJ

An attractive victorian house conveniently positioned within 550 metres from Whitstable mainline railway station, and in close proximity to the High Street with it's highly regarded restaurants, boutique shops and café bars. The seafront is half a mile distant and a pleasant stroll along the beach will take you to Whitstable's famous working harbour.

This spacious and smartly presented family home provides 1290 sq ft (119 sq m) of accommodation arranged on the ground floor to comprise an entrance hall, generous sitting

room with bay window, a dining room, kitchen, utility room and separate cloakroom. The first floor comprises two double bedrooms, a study/third bedroom and a bathroom.

The rear courtyard garden extends to 34ft (10m) and has been landscaped for ease of maintenance and benefits from one off street parking space in a secure gated car park to the rear of the property.

No pets or smokers. Available immediately.



LOCATION

Belmont Road is a highly desirable residential location within close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just 480 metres distant, providing fast and frequent links to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
12'4" x 3'6" (3.78m x 1.07m)
- Sitting Room
12'4" x 11'7" (3.78m x 3.54m)
- Dining Room
12'5" x 10'2" (3.80m x 3.12m)

- Kitchen
14'6" x 7'0" (4.43m x 2.15m)

- Utility Room
8'0" x 5'2" (2.45m x 1.60m)

- Cloakroom
3'10" x 3'7" (1.18m x 1.11m)

FIRST FLOOR

- Bedroom 1
15'7" x 12'4" (4.77m x 3.77m)
- Bedroom 2
12'5" x 10'2" (3.80m x 3.11m)

- Bedroom 3
9'2" x 8'8" (2.80m x 2.66m)

- Bathroom
10'11" x 5'10" (3.35m x 1.80m)

OUTSIDE

- Store
8'0" x 5'8" (2.45m x 1.74m)
- Garden
34' x 17' (10.36m x 5.18m)



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/property-services/tenant-fees/

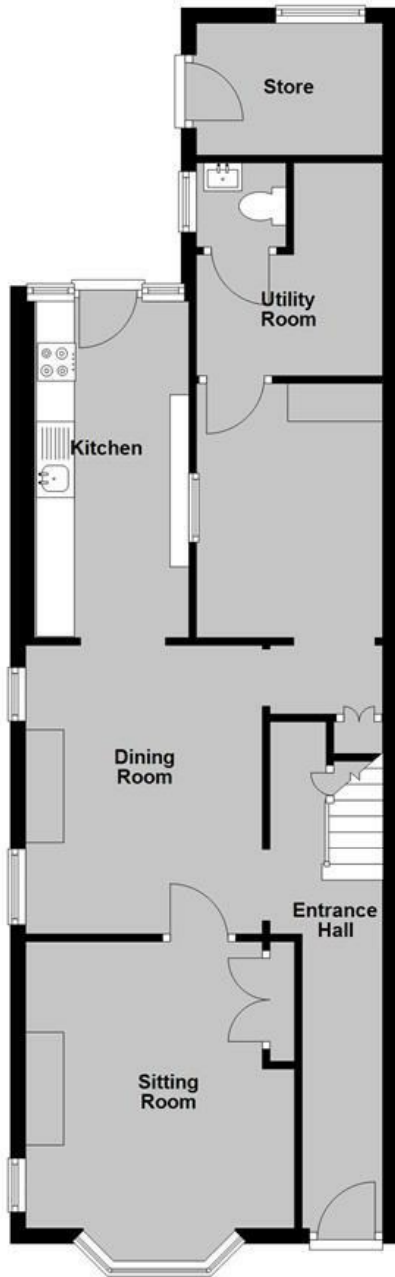
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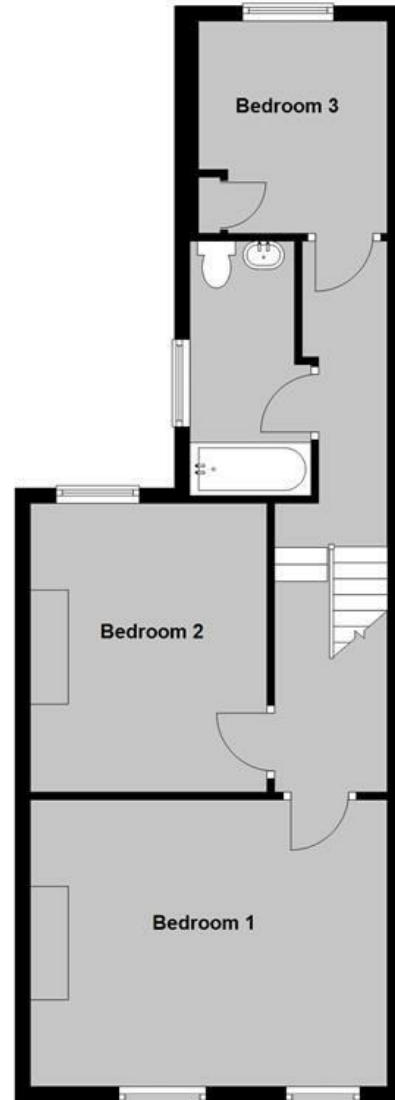
Ground Floor

Approx. 66.6 sq. metres (716.5 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.9 sq. feet)



Total area: approx. 119.9 sq. metres (1290.4 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Poor energy efficiency - higher running costs	E		
Very poor energy efficiency - highest running costs	F		
Worst energy efficiency - highest running costs	G		
England & Wales		63	63

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