

CHRISTOPHER HODGSON



Whitstable

To Let £1,300 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

32 Borstal Hill, Whitstable, Kent, CT5 4LX

An exceptionally stylish period house ideally located within the conservation area and within walking distance of Whitstable High Street's boutique shops, popular café bars and eateries, the beach, working harbour and Whitstable station (0.9 miles).

The garden enjoys a Westerly aspect and extends to 71ft (22m), incorporating a garden studio with storage shed, a decked seating area and a lawn with shrub borders.

No Smokers. Available from late March.

The house is set back from the road and provides beautifully presented accommodation arranged over two floors. The ground floor comprises a generous sitting room with exposed timber floorboards and a wood burning stove, a contemporary kitchen/breakfast room, utility area and a shower room. To the first floor there are two bright and spacious double bedrooms.



LOCATION

Borstal Hill is a much sought after location in the popular seaside town of Whitstable, within easy access of Duncan Downs and within close proximity to central Whitstable, being accessible to shops, bus routes, station, golf course and to the beach. 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 moments away, providing fast and frequent links to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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

- Sitting Room
11'5" x 10'9" (3.49m x 3.29m)
- Kitchen
10'11" x 10'7" (3.35m x 3.23m)
- Utility Area
4'11" x 4'11" (1.51m x 1.50m)
- Shower Room
7'6" x 5'1" (2.29m x 1.57m)

FIRST FLOOR

- Bedroom 1
11'6" x 10'11" (3.51m x 3.34m)
- Bedroom 2
10'11" x 5'11" (3.35m x 1.81m)

OUTSIDE

- Garden
70'11" x 12'0" (21.64m x 3.66m)
- Garden Studio

HOLDING DEPOSIT

£300 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,500 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

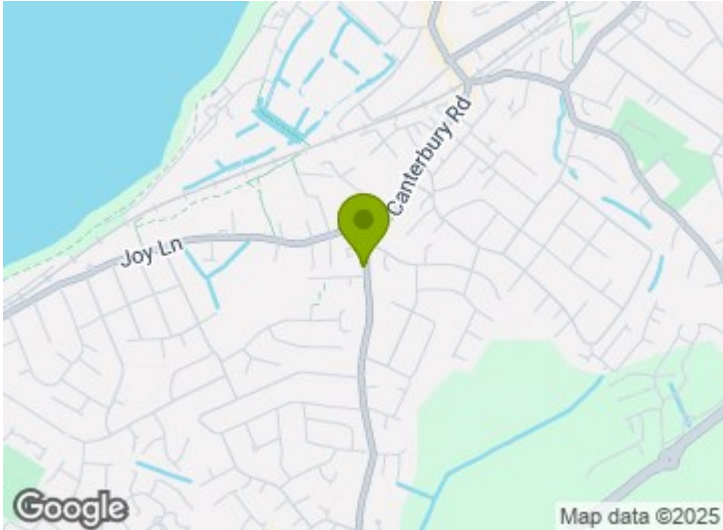
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website <https://www.christopherhodgson.co.uk/property-services/tenant-fees/>

CLIENT MONEY PROTECTION

Provided by ARLA

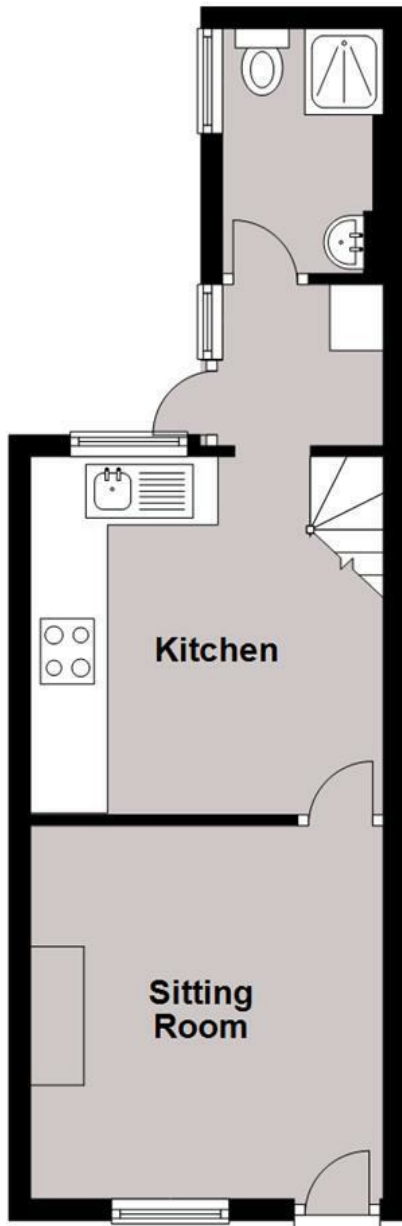
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



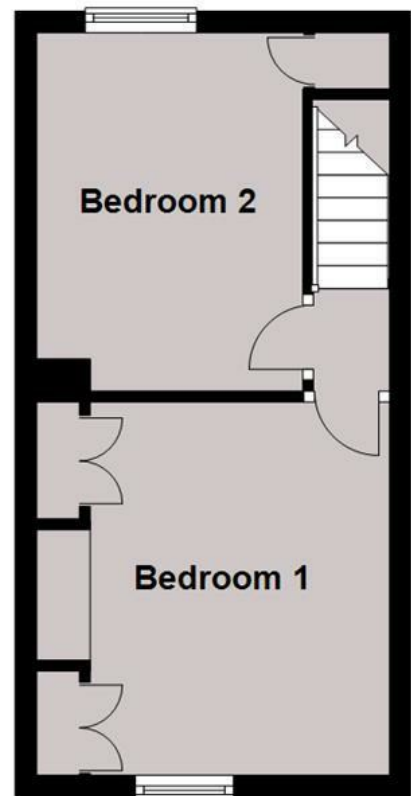
Ground Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



First Floor

Approx. 20.8 sq. metres (224.3 sq. feet)



Total area: approx. 49.6 sq. metres (534.2 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60.

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Energy Efficiency Rating	
Very energy efficient (newest properties)	Very energy inefficient (oldest properties)
A	G
B	F
C	E
D	D
E	C
F	B
G	A
England & Wales	
Energy efficient (newest properties)	Energy inefficient (oldest properties)
87	35

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