CHRISTOPHER HODGSON









Whitstable

To Let £1,500 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

63 Westmeads Road, Whitstable, Kent, CT5 1LW

A spacious and smartly presented family home ideally positioned within moments of the beach, less than 400 metres from Whitstable's famous working harbour, and a short stroll to the bustling town centre and Harbour Street with its boutique shops, popular café bars and highly regarded restaurants. Whitstable mainline station is less than 500 metres distant.

The accommodation is arranged on the ground floor to provide an entrance hall, an open-plan sitting/dining room with doors leading to the garden, and a contemporary kitchen. To the first floor are three bedrooms (two doubles) and a well-appointed bathroom.

The rear garden enjoys a south westerly aspect and extends to approximately 34ft (10.36m), incorporating a paved patio area, an area of lawn, and mature flower and shrub borders. To the rear of the property there is an area of off-street parking accessed via a right-of-way from both Diamond Road and Reservoir Road.

Available immediately.







LOCATION
Westmeads Road is situated 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 watersports 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 (taken at maximum points) are:

GROUND FLOOR

• Entrance Hall

• Sitting/Dining Room 24'1" x 12'0" (7.35m x 3.67m)

• Kitchen 13'1" x 7'1" (4.00m x 2.15m)

FIRST FLOOR

• Bedroom 1 12'11" x 12'6" (3.94m x 3.82m)

• Bedroom 2 10'8" x 9'7" (3.25m x 2.91m)

• Bedroom 3 7'11" x 7'10" (2.41m x 2.39m)

• Bathroom

OUTSIDE

• Garden 34' x 19' (10.36m x 5.79m)

• Detached workshop/storage building
Excluded from tenancy.

EXCLUSION
The detached workshop/storage building situated within the rear garden is excluded from the tenancy and will be retained by the landlord for storage purposes. No access will be available to tenants.

HOLDING DEPOSIT
£346 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,730 (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
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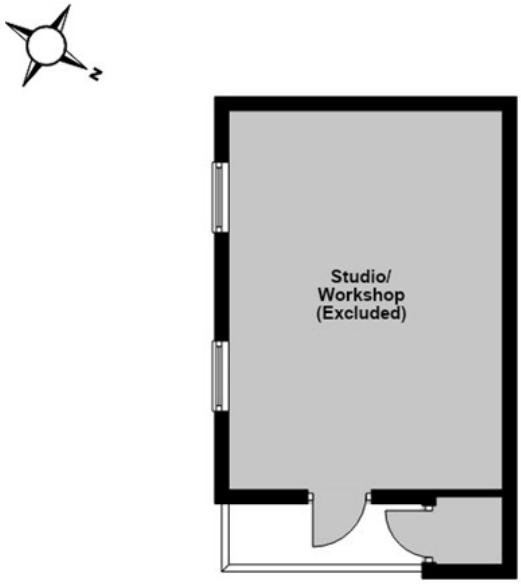
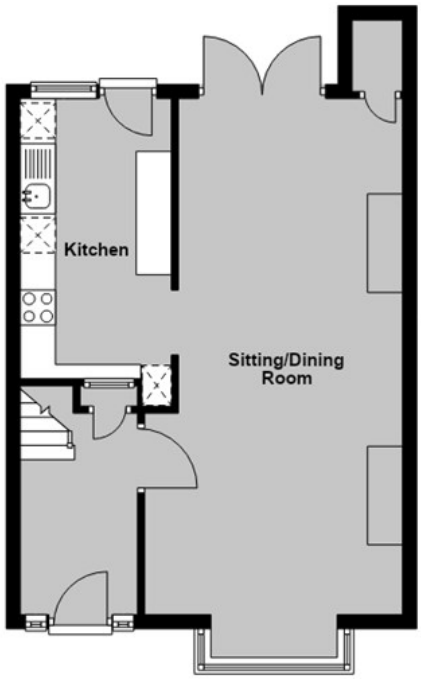


Ground Floor

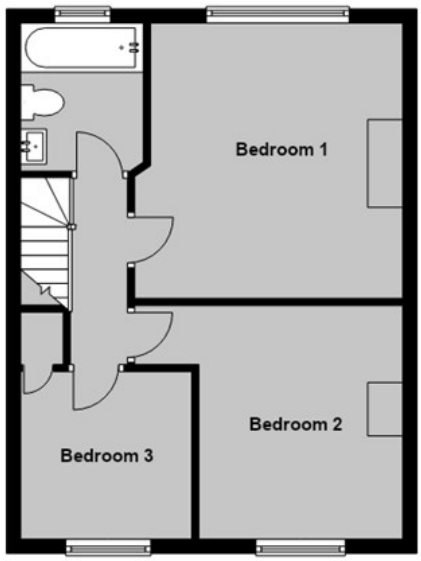
Main area: approx. 41.5 sq. metres (446.2 sq. feet)

Plus outbuildings, approx. 24.4 sq. metres (262.9 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Main area: Approx. 81.3 sq. metres (875.0 sq. feet)

Plus outbuildings, approx. 24.4 sq. metres (262.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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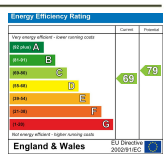

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