CHRISTOPHER HODGSON









Whitstable

To Let £1,695 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

6 Waterloo Road, Whitstable, Kent, CT5 1BP

A charming Grade II listed period cottage enviably positioned within the heart of the desirable conservation area, seconds from the beach, from where a pleasant stroll along the seafront will take you to Whitstable's famous working Harbour. The property is conveniently positioned close to the bustling town centre and Harbour Street with its fashionable restaurants and independent shops. Whitstable mainline station is nearby (0.6 miles).

The beautifully presented accommodation is arranged over three floors to provide a sitting room, a contemporary kitchen/dining room, two double bedrooms, a study and a smartly fitted shower room. The property also benefits from a South facing balcony, overlooking the garden and accessed via the study.

The South facing rear garden has been smartly landscaped, extending to 57ft (17m) and incorporating a summer house with attached shed. The garden also benefits from pedestrian access to the Salt Marsh Lane residents only car park (permit required).

No smokers. Available from early March.







LOCATION
Waterloo Road is one of the most desirable locations in Whitstable, just off Island Wall and forming one of the peaceful and idyllic situations for which the town is renowned. The beach is literally moments away and a short and pleasant stroll will take you into the town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of independent boutique shops, cafe bars and popular restaurants specialising in local seafood. 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 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
12'2" x 10'11" (3.73m x 3.33m)

• Kitchen
12'2" x 12'2" (3.73m x 3.71m)

• Shower Room
7'4" x 4'11" (2.26m x 1.52m)

FIRST FLOOR

• Bedroom 1
12'2" x 10'9" (3.73m x 3.30m)

• Study
9'6" x 7'10" (2.92m x 2.39m)

• Balcony
12'2" x 3'4" (3.73m x 1.02m)

SECOND FLOOR

• Bedroom 2
12'2" x 12'0" (3.73m x 3.68m)

OUTSIDE

• Rear Garden
56'11" x 16'0" (17.37m x 4.88m)

• Summer House

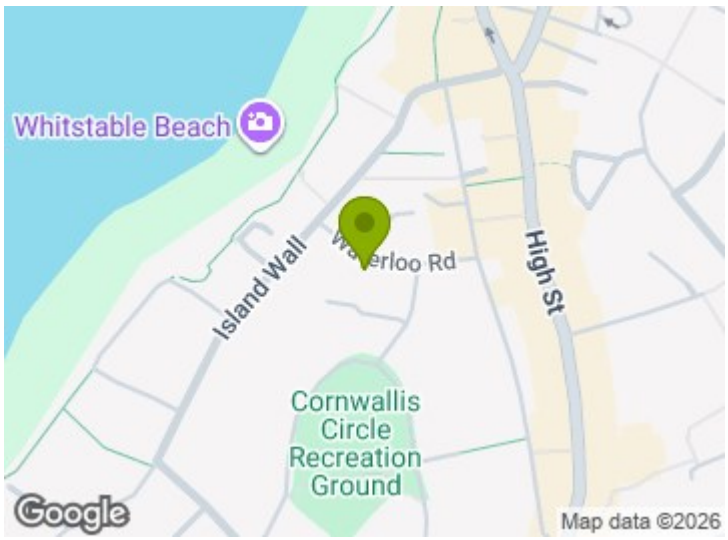
• Shed











• Agents Note
Residents must apply to CCC to obtain a permit to park in the residents only car park. A parking permit is not included or transferable with the letting of this property.

HOLDING DEPOSIT
£391 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,955 (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/Tenants

CLIENT MONEY PROTECTION
Provided by ARLA

INDEPENDENT REDRESS SCHEME
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Total area: approx. 76.9 sq. metres (827.7 sq. feet)

Council Tax Band to be confirmed.

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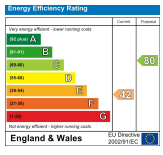

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