Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Seasalter, Whitstable

To Let **£2,250 PCM**

...for Coastal, Country & City living.

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Seasalter, Whitstable

78 St Marys Grove, Seasalter, Whitstable, Kent, CT5 4AB

An impressive modern detached house situated on a private road on the desirable Granville Cliff Estate, within just 300 feet of Seasalter beach and accessible to shops, bus routes and schools. This generous family home has been built to a high specification and is finished in a sleek contemporary style throughout with accommodation totalling 1883 sq ft (175 sq m).

To the ground floor there is a large open plan living area with two sets of sliding doors opening to the South facing rear garden, a smartly fitted kitchen/breakfast room, entrance hall, study, utility room and a cloakroom. To the first floor there are four bedrooms and a family bathroom, and the principal bedroom benefits from an en-suite shower room and an enclosed balcony.

The delightful South facing garden extends to 50ft (15 m). A block paved driveway provides off road parking for a number of vehicles. The house has been built to Level 4 of the Code for Sustainable Homes and benefits from photovoltaic solar panels which contribute to the electricity supply.

No pets or smokers. Available from early May.

Location
St Mary's Grove is a private road within close proximity to the sea and forming part of the desirable Granville Cliff Estate which is situated on the outskirts of Whitstable. The property is accessible to the town centre either via Joy Lane or by walking along the seafront. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and water skiing facilities as well as a range of educational facilities. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins).

Accommodation
The accommodation and approximate measurements are:

- **Entrance Hall**
18'4" x 11'5" (5.61m x 3.48m)
at maximum points.

- **Open-Plan Living Area**
26'6" x 17'1" (8.10m x 5.23m)
at maximum points.

- **Kitchen/Breakfast Room**
14'11" x 14'9" (4.57m x 4.50m)
at maximum points.

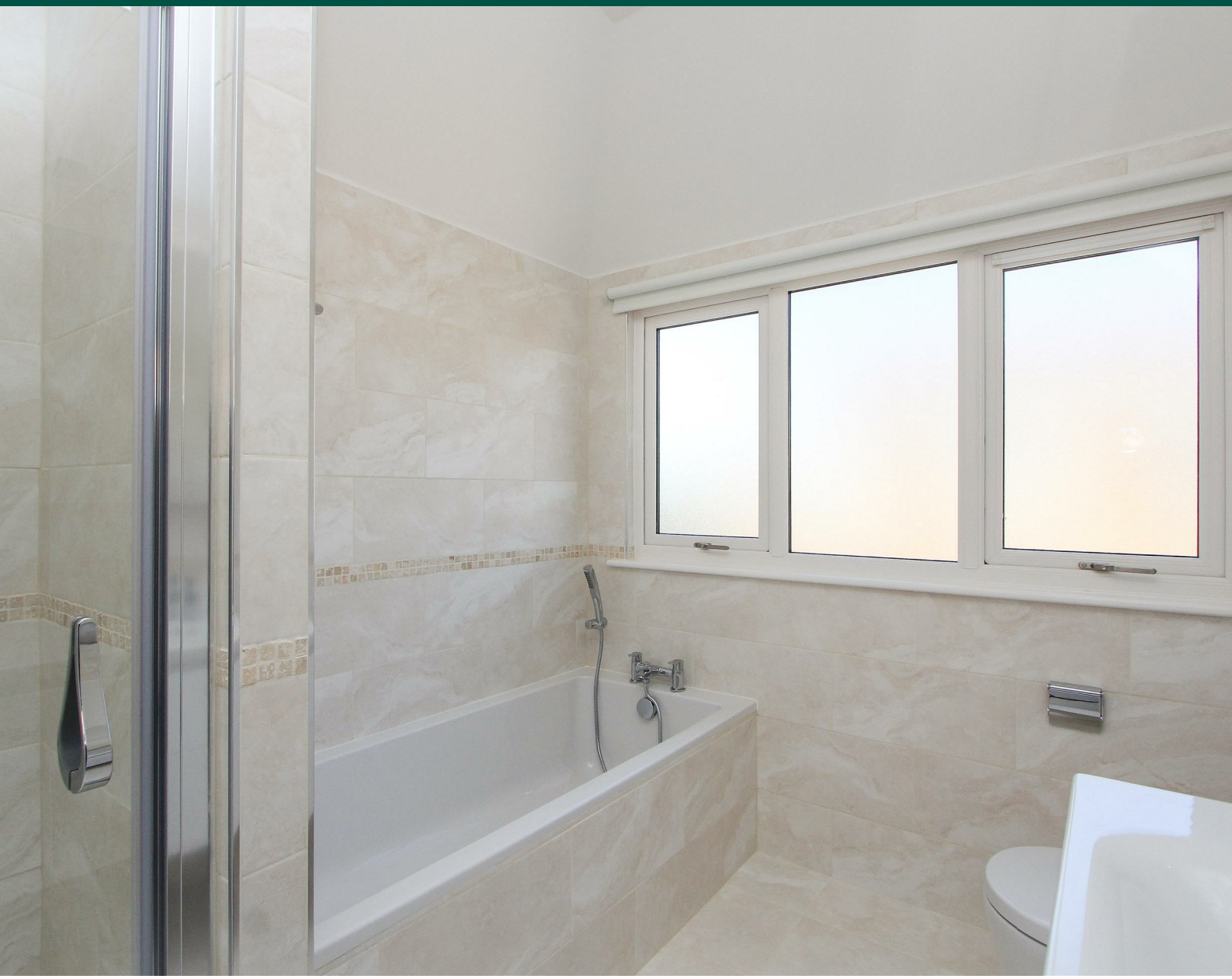
- **Study**
14'9" x 9'6" (4.50m x 2.90m)
at maximum points.

- **Utility Room**
17'7" x 6'5" (5.38m x 1.96m)
at maximum points.

- **Bedroom 1**
16'11" x 12'5" (5.18m x 3.81m)
at maximum points.

- **En-Suite Shower Room**
8'2" x 5'10" (2.49m x 1.78m)
at maximum points.

- **Balcony**
9'6" x 3'8" (2.92m x 1.14m)



• **Bedroom 2**
12'0" x 9'10" (3.66m x 3.02m)
at maximum points.

• **Bedroom 3**
12'11" x 9'8" (3.96m x 2.95m)
at maximum points.

• **Bedroom 4**
9'8" x 9'6" (2.95m x 2.92m)
at maximum points.

• **Bathroom**
8'3" x 7'4" (2.54m x 2.26m)

• **Rear Garden**
49'11" x 35'11" (15.24m x 10.97m)
at maximum points.

• **Driveway**

• **Solar Energy**
The property benefits from Photovoltaic solar panels which contribute towards the electricity supply.

Holding Deposit
£519 (or equivalent to 1 weeks rent)

Tenancy Deposit
£2,596 (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

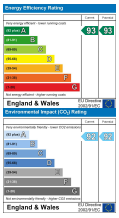
Client Money Protection
Provided by ARLA

Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman

Total area: approx. 175.1 sq. metres (1884.3 sq. feet)

Council Tax Band G. The amount payable under tax band G for the year 2022/2023 is £3,329.85.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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