CHRISTOPHER HODGSON









Whitstable

To Let £1,050 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

57 Canterbury Road, Whitstable, Kent, CT5 4HH

A comfortably proportioned ground floor flat conveniently positioned in a central Whitstable location moments from the bustling town centre and High Street, bus routes and a short stroll to the beach and station, which is just 0.6 miles distant.

The accommodation includes a kitchen/breakfast room, sitting room, two bedrooms and a bathroom. The property also benefits from an allocated parking space and a courtyard garden.

No Smokers. Available from late February.





LOCATION
Canterbury Road is situated in close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable seaside resort offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The town also benefits from a mainline railway station providing fast and frequent links to London (Victoria approximately 1hr 20mins). 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

• Sitting Room
14'6" x 11'7" (4.42m x 3.54m)

• Kitchen
11'11" x 10'9" (3.64m x 3.28m)

• Bedroom 1
10'10" x 8'4" (3.32m x 2.56m)

• Bedroom 2
8'10" x 7'7" (2.70m x 2.32m)

• Bathroom

OUTSIDE

• Courtyard Garden

• Parking

HOLDING DEPOSIT
£242 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,211 (or equivalent to 5 weeks rent)

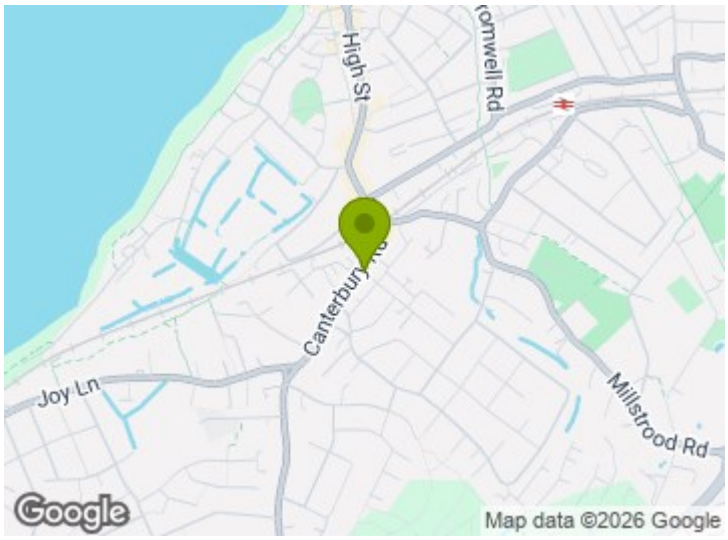
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman






High St
Cromwell Rd
Canterbury Rd
Joy Ln
Millstrood Rd
Google
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Total area: approx. 59.7 sq. metres (642.9 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2024/2025 is £1,464.52.

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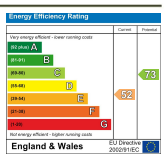

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