CHRISTOPHER HODGSON









Whitstable

To Let £1,450 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

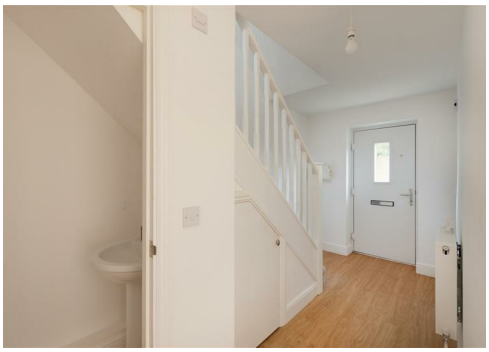
6 Gorwell Place Millstrood Road, Whitstable, Kent, CT5 1QF

Gorwell Place is peaceful cul-de-sac comprising of eight modern homes, conveniently positioned for access to Whitstable town centre, the sea front, highly regarded schools, Tesco supermarket and Whitstable station which is 0.7 of a mile distant.

This bright and spacious end of terrace house benefits from accommodation totalling approximately 850 sq ft (79 sq m) and is arranged to provide an entrance hall, large open-plan living area incorporating a contemporary kitchen and bi-folding doors opening to a private rear garden. To the first floor there are two double bedrooms and a stylish bathroom.

The rear garden is laid to lawn and incorporates a natural stone terrace and a garden studio. One allocated parking space.

No smokers. Available from mid March.







LOCATION
Millstrood Road is a sought after residential location and is conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.7 of a mile distant and offers 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 also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Whitstable itself provides a highly regarded range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars and well-regarded seafood restaurants for which the town has become renowned. The beach is also accessible where a range of watersports facilities can be enjoyed.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

• Sitting Room
15'8" x 11'11" (4.78m x 3.63m)

• Kitchen
16' x 9'1" (4.88m x 2.77m)

• Cloakroom

FIRST FLOOR

• Bedroom 1
15'8 x 11'9 (4.78m x 3.58m)

• Bedroom 2
15'8 x 8'5 (4.78m x 2.57m)

• Bathroom
9'3 x 8'1 (2.82m x 2.46m)

OUTSIDE

• Rear Garden
42' x 30' (12.80m x 9.14m)

• Garden Studio

• Parking
One allocated parking space.

HOLDING DEPOSIT
£334 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,673 (or equivalent to 5 weeks rent)

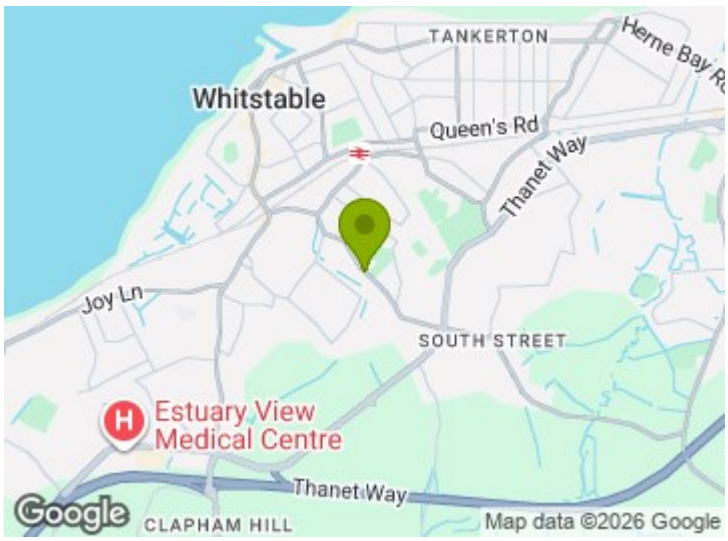
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/





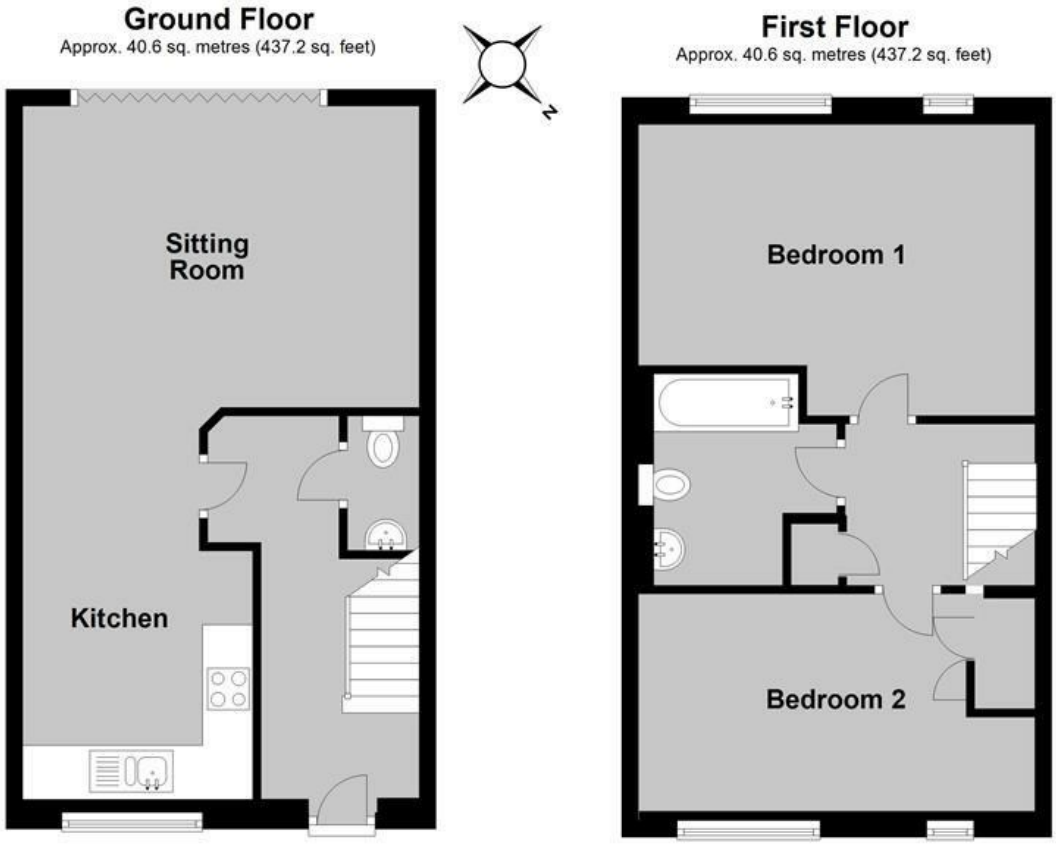






CLIENT MONEY PROTECTION
Provided by ARLA

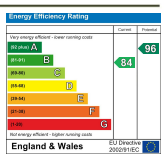
INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman



Total area: approx. 81.2 sq. metres (874.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



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