

CHRISTOPHER HODGSON



**Tankerton, Whitstable**

**To Let £1,900 PCM**

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Tankerton, Whitstable

*Penthouse, Circus House, 83 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AH*

An exceptional penthouse apartment forming part of this prestigious development which is enviably positioned in a prime central location, moments from Tankerton Slopes and seafront, shops and amenities and accessible to Whitstable station (0.8 miles).

The Penthouse is situated at the top of this striking building, with accommodation totalling 1275 sq ft (118 sq m) occupying the entire second floor, boasting a large balcony with sea views, and a second floor observatory

providing far reaching views. The apartment benefits from private lift access, luxurious open-plan living/kitchen space with bi-folding doors leading to the balcony, two double bedrooms, both with stylish en-suite bathrooms and one with a balcony, a utility room, cloakroom and allocated off road parking with a charging point for an electric vehicle.

No smokers. Available from mid November.



## LOCATION

Tankerton Road is a desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable mainline railway stations offer 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. Whitstable is less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

## ACCOMMODATION

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

### GROUND FLOOR

- Entrance Hall  
8'3" x 7'11" (2.51m x 2.41m)

### SECOND FLOOR

- Living Room/Kitchen  
31'3" x 13'4" (9.53m x 4.06m)

- Bedroom 1  
14'5" x 12'3" (4.39m x 3.74m)
- En-suite Shower Room  
7'4" x 4'11" (2.24m x 1.50m)
- Utility Room  
6'0" x 4'11" (1.83m x 1.50m)
- Cloakroom  
5'1" x 4'11" (1.55m x 1.50m)
- Bedroom 2  
12'10" x 12'2" (3.91m x 3.72m)
- En-suite Bathroom  
6'10" x 4'11" (2.08m x 1.50m)
- Balcony  
31'3" x 6'10" (9.53m x 2.08m)

### THIRD FLOOR

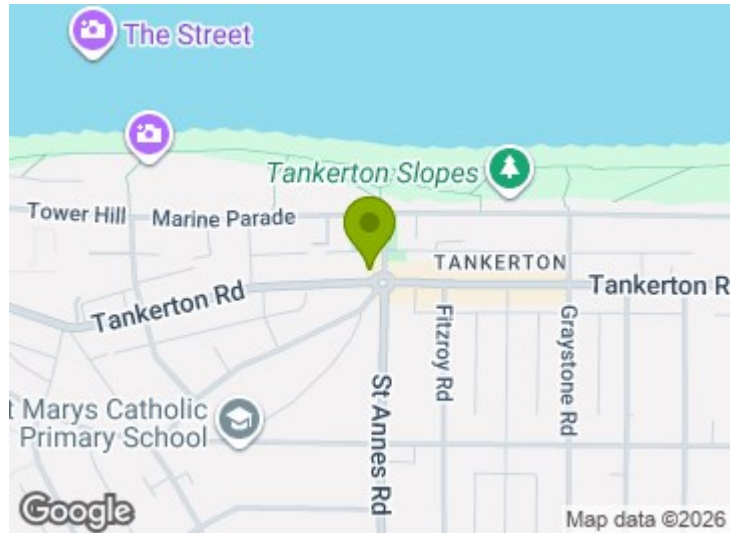
- Observatory  
13'4" x 9'9" (4.06m x 2.98m)

### HOLDING DEPOSIT

£438 (or equivalent to 1 weeks rent)

### TENANCY DEPOSIT

£2,192 (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](http://www.christopherhodgson.co.uk/Tenants)

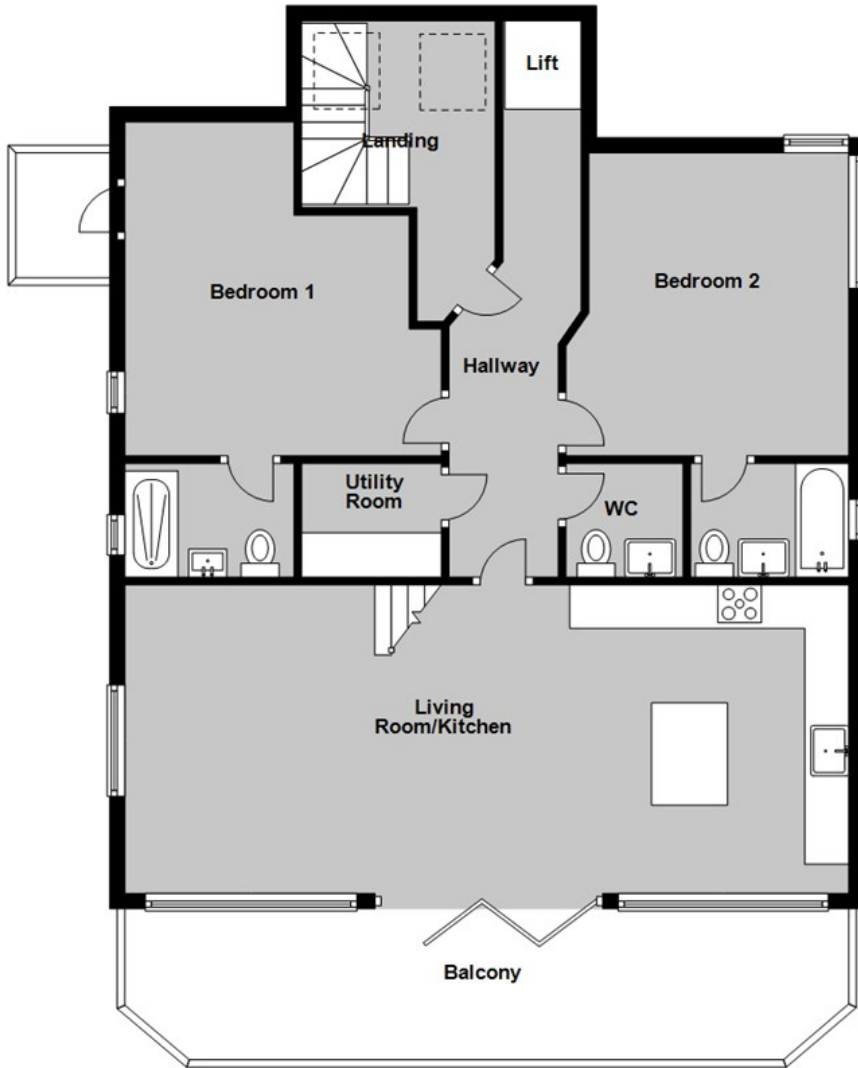
#### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

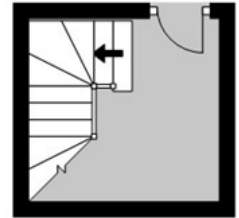
#### CLIENT MONEY PROTECTION

Provided by ARLA

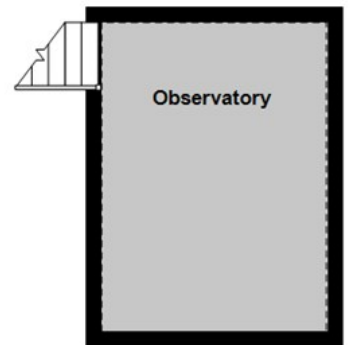
**Second Floor**  
Approx. 100.3 sq. metres (1079.1 sq. feet)



**Ground Floor**  
Approx. 6.1 sq. metres (65.3 sq. feet)



**Third Floor**  
Approx. 12.1 sq. metres (130.2 sq. feet)



Total area: approx. 118.4 sq. metres (1274.6 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.**

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Energy Efficiency Rating		Current	Target
100 kWh/m <sup>2</sup> /year	A	83	83
71 kWh/m <sup>2</sup> /year	B		
55 kWh/m <sup>2</sup> /year	C		
41 kWh/m <sup>2</sup> /year	D		
31 kWh/m <sup>2</sup> /year	E		
21 kWh/m <sup>2</sup> /year	F		
15 kWh/m <sup>2</sup> /year	G		

England & Wales  
EPC Directive  
2002/91/EC

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