CHRISTOPHER HODGSON









Whitstable

To Let £1,200 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

11A Bexley Street, Whitstable, CT5 1HD

A bright and spacious first and second floor maisonette flat within a substantial period building, just off Whitstable's fashionable Harbour Street. The property is ideally positioned moments from cafes, boutique shops, independent galleries, highly regarded restaurants and a short and pleasant stroll to the charming seafront and working harbour, for which the town is renowned. Whitstable mainline station is half a mile distant.

The accommodation is presented in smart contemporary style throughout and is arranged to provide a generous sitting room, a bright and spacious open-plan dining room/ kitchen, two double bedrooms and a bathroom. The property is fully furnished and includes white goods.

Available from late September.







LOCATION
Bexley Street is situated just off Whitstable's bustling High Street, within easy walking distance of the beach (150 metres distant). Whitstable is an increasingly popular and fashionable town by the sea offering a wide range of amenities including boutique shops, highly regarded restaurants, watersports facilities and working harbour. Whitstable station (0.4 of a mile distant) provides fast and frequent links to London (Victoria) in 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:

FIRST FLOOR

• Sitting Room 12'6" x 11'11" (3.81m x 3.63m)

• Kitchen/Dining Room 12'1" x 11'11" (3.68m x 3.63m)

• Utility Area 6'6" x 6'0" (2.00m x 1.84m)

• Bathroom 6'6" x 5'6" (2.00m x 1.68m)

SECOND FLOOR

• Bedroom 1 12'6" x 11'11" (3.81m x 3.63m)

• Bedroom 2 11'11" x 9'3" (3.62m x 2.82m)

HOLDING DEPOSIT
£276 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,384 (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





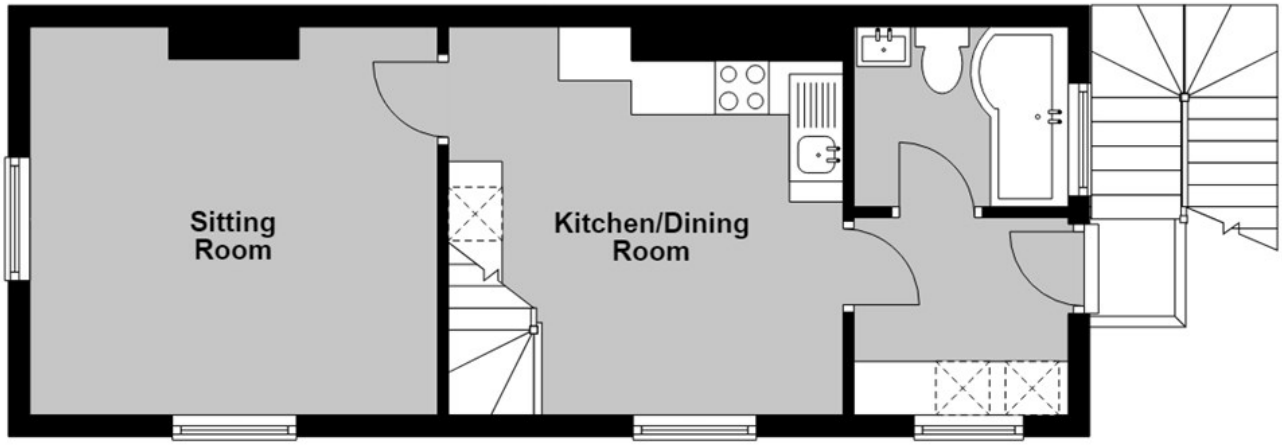





Whitstable Harbour
Tower Parade
Harbo
Whitstable
Whitstable Beach
Cromwell Rd
High St
Acton Rd
Google
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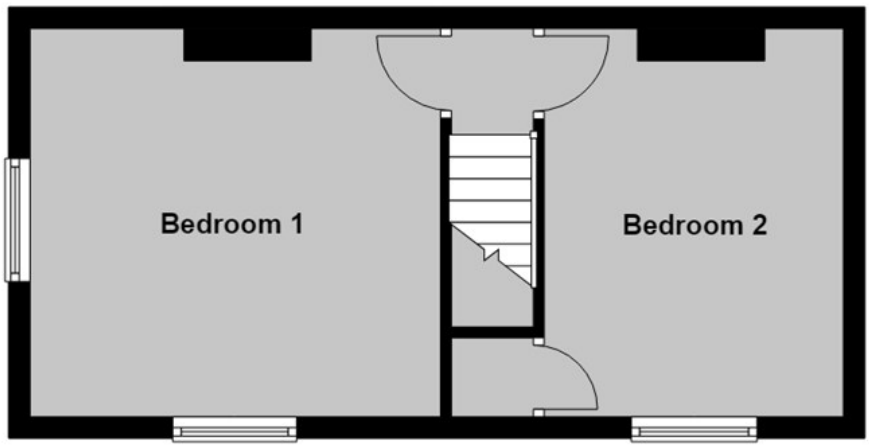
First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Second Floor

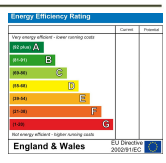
Approx. 27.5 sq. metres (296.2 sq. feet)



Total area: approx. 63.2 sq. metres (680.5 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2026/2027 is £1,598.66.

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