CHRISTOPHER HODGSON









Whitstable

To Let £1,150 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

9 Maugham Court, Saddleton Road, Whitstable, Kent, CT5 4RR

A smartly presented, purpose-built ground floor flat forming part of a popular development in a convenient Whitstable location, within easy reach of the bustling High Street, seafront, bus routes and mainline railway station, which is less than one mile distant.

The bright and comfortably proportioned accommodation extends to approximately 746 sq ft (69 sq m) and comprises a private entrance, entrance hall, living room with excellent natural light, modern kitchen, two bedrooms and a bathroom.

The property also benefits from use of the communal gardens and a garage situated in a nearby block.

No smokers. Available from early January.





LOCATION
Maugham Court is a popular cul-de-sac development situated off Saddleton Road, conveniently positioned for access to Whitstable town centre, the seafront, mainline railway station, bus routes and local amenities. Whitstable is a fashionable town by the sea, renowned for its working harbour, independent shops, highly regarded restaurants and watersports facilities. Whitstable railway station provides frequent services to London and the surrounding area, whilst the A299 is readily accessible, providing links to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

• Entrance Hall 6'6" x 3'3" (1.99m x 0.99m)

• Living Room 16'7" x 10'10" (5.05m x 3.30m)

• Kitchen 10'0" x 9'3" (3.05m x 2.82m)

• Bedroom 1 15'0" x 9'4" (4.57m x 2.84m)

• Bedroom 2 11'5" x 8'0" (3.48m x 2.44m)

• Bathroom 6'4" x 6'0" (1.93m x 1.83m)

OUTSIDE

• Communal Gardens

• Garage 16'3" x 8'2" (4.95m x 2.49m)

HOLDING DEPOSIT
£265 (or equivalent to 1 week's rent)

TENANCY DEPOSIT
£1,326 (or equivalent to 5 weeks' rent)

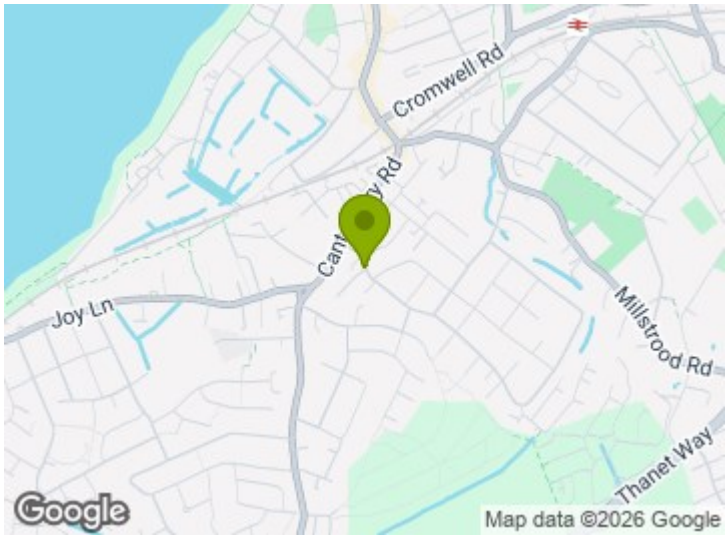
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

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

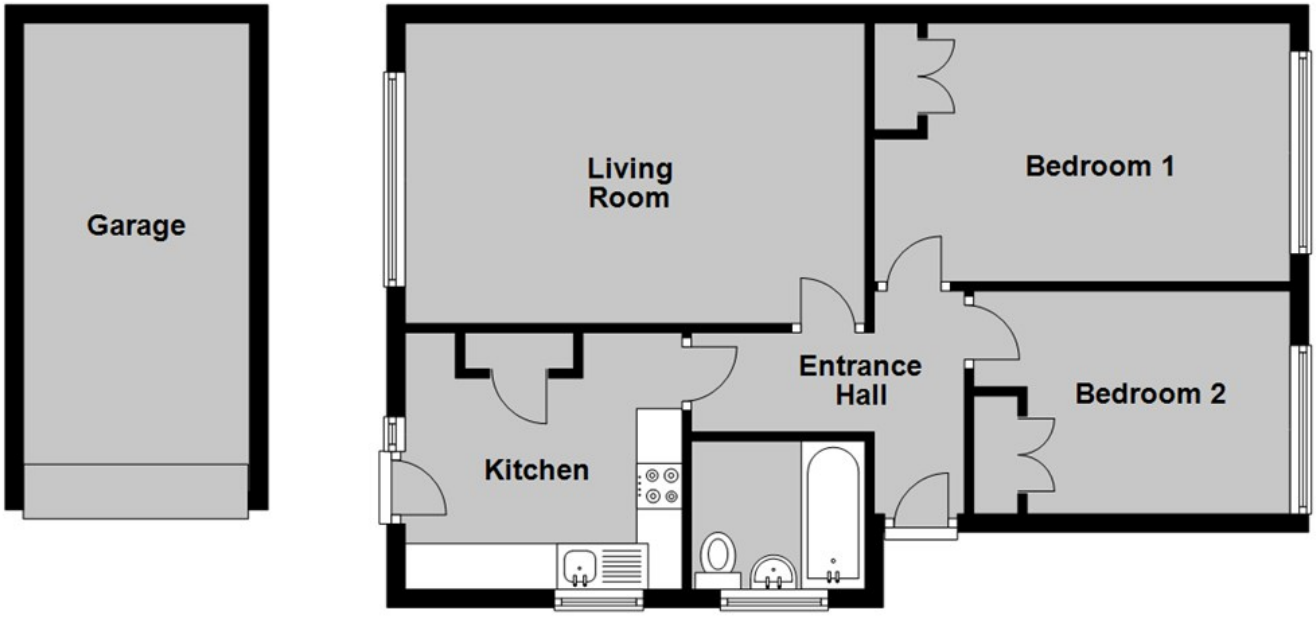





Cromwell Rd
Joy Ln
Millstrood Rd
Thanet Way
Google
Map data ©2026 Google

Ground Floor

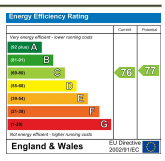
Approx. 69.3 sq. metres (746.4 sq. feet)



Total area: approx. 69.3 sq. metres (746.4 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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