

CHRISTOPHER HODGSON



Whitstable

To Let £1,250 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

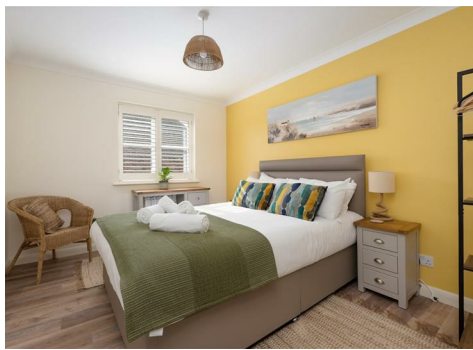
2 St. Peters Cottages St. Peters Road, Whitstable, Kent, CT5 1HR

A modern terraced house in the heart of Whitstable's highly desirable conservation area, conveniently positioned just moments from Harbour Street with its boutique shops, popular café bars and eateries, the seafront, working harbour and Whitstable station, which is less than half a mile distant.

The well proportioned and smartly presented accommodation is arranged on the ground floor to

provide a generous sitting room opening to a kitchen with dining area. The first floor comprises two double bedrooms and a bathroom.

No smokers. Available from mid May.



LOCATION

St Peters Road is in a highly desirable location within the town's sought after conservation area in central Whitstable and easily accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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:

- Sitting Room
18'4" x 11'11" (5.59m x 3.63m)
- Kitchen/Dining Room
14'8" x 8'10" (4.47m x 2.69m)
- Bedroom 1
12'10" x 9'5" (3.91m x 2.88m)
- Bedroom 2
12'10" x 8'6" (3.91m x 2.60m)
- Bathroom

HOLDING DEPOSIT

£288 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,442 (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
<https://www.christopherhodgson.co.uk/property-services/tenant-fees/>

CLIENT MONEY PROTECTION

Provided by ARLA

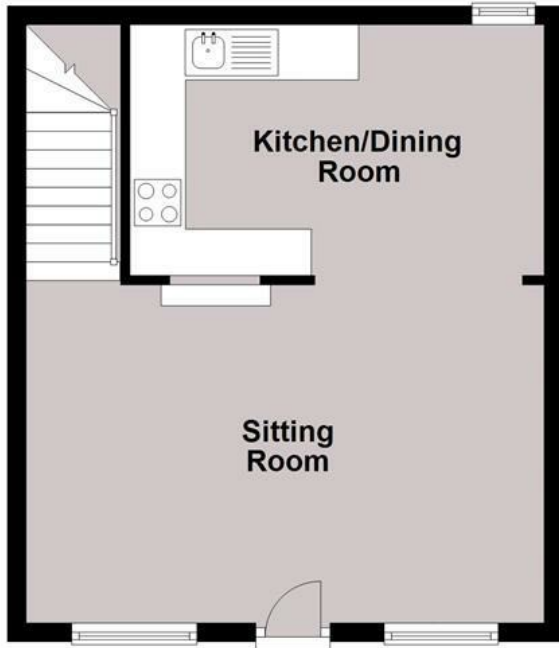
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



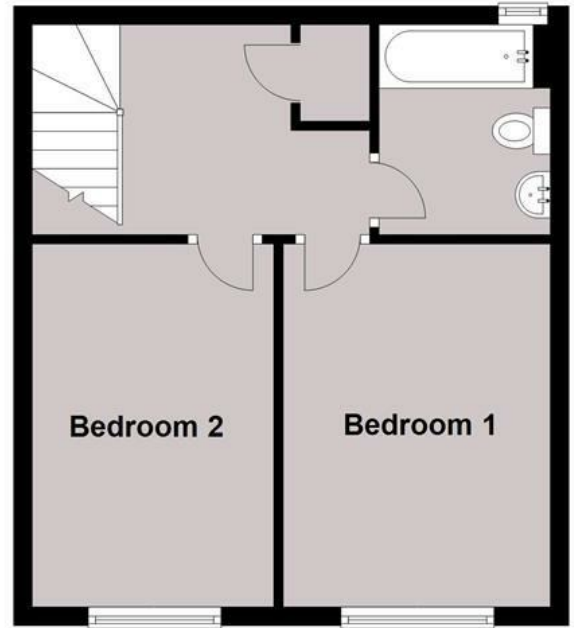
Ground Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.0 sq. feet)



Total area: approx. 71.0 sq. metres (764.3 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Very energy inefficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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