

CHRISTOPHER HODGSON



**Whitstable**  
**To Let** £2,200 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

# Whitstable

## *Bell Bottoms, 20 Admiralty Walk, Whitstable, Kent, CT5 4ET*

A significantly extended Victorian beach house situated in an exclusive location, commanding uninterrupted panoramic views across Whitstable Bay. This unique property is easily accessible to Whitstable town centre and station (1.6 miles distant).

The generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, spacious sitting room, kitchen, garden room, two double bedrooms and two bathrooms. The first floor comprises two further bedrooms including the generous principal bedroom with views of the sea.

The South facing rear garden extends to 79ft (24m) and to the front of the property a raised terrace provides direct access to the beach and the perfect vantage point to enjoy Whitstable's famous sunsets.

Furnishings included (part-furnished or un-furnished possible). Available from mid February. No smokers.



### LOCATION

Admiralty Walk is one of the most coveted addresses in Whitstable, enjoying a premier beachfront location with direct access to the beach. The property is accessible to the town centre either via Joy Lane or by an enjoyable walk along the beach. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and watersport's facilities as well as a range of highly-regarded schools. Whitstable mainline railway station provides fast and frequent links to London (Victoria) approximately 80mins with the high speed Javelin service providing access to London (St Pancras) with a journey time of approximately 73mins. 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:

#### GROUND FLOOR

- Entrance Hall
- Sitting Room 17'5" x 11'11" (5.30m x 3.62m)
- Garden Room 17'1 x 6'6 (5.21m x 1.98m)
- Kitchen 7'1" x 6'11" (2.15m x 2.11m)

- Bedroom 1 11'4" x 11'11" (4.47m x 3.62m)
- Bedroom 3 12'8 x 10'4 (3.86m x 3.15m)
- Bathroom 7'4 x 6'11 (2.24m x 2.11m)
- Shower Room

#### FIRST FLOOR

- Bedroom 2 14'2" x 11'11" (4.32m x 3.63m)
- Bedroom 4 9'6" x 9'6" (2.90m x 2.90m)

#### OUTSIDE

- Rear Garden 79' x 32' (24.08m x 9.75m)
- Front Garden 31" x 31" (9.45m x 9.45m)

#### HOLDING DEPOSIT

£507 (or equivalent to 1 weeks rent)

#### TENANCY DEPOSIT

£2,538 (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

#### GARDENING SERVICE

To be included within the monthly rent (mowing of lawns and weeding of borders).

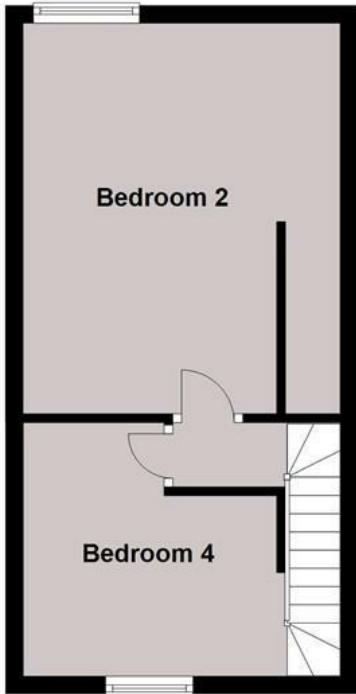
## Ground Floor

Approx. 79.3 sq. metres (853.1 sq. feet)



## First Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



Total area: approx. 106.3 sq. metres (1143.8 sq. feet)

**Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.**

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Energy Efficiency Rating		Current	Future
Very energy efficient - near zero energy consumption			
Band A	Band A	78	78
Band B	Band B	72	72
Band C	Band C	67	67
Band D	Band D	62	62
Band E	Band E	57	57
Band F	Band F	52	52
Band G	Band G	47	47
Not energy efficient - higher running costs		52	52
EPC Rating: D			
England & Wales			
2007/2010 EPC			