CHRISTOPHER HODGSON









Whitstable

To Let £1,350 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

3 West Cliff, Whitstable, Kent, CT5 1DN

A charming Victorian terraced house on Whitstable's highly desirable West Cliff, within close proximity of the bustling High Street, less than one mile from Whitstable station, and a pleasant stroll across the golf course to the beach.

The comfortably proportioned accommodation is beautifully presented throughout in smart contemporary style. It is arranged on the ground floor to provide an entrance porch, living room, kitchen/dining room, a utility room, and a shower room. There is an area of cellar storage (with limited head height) which can be accessed via a small flight of stairs from the hallway.
To the first floor, there are two double bedrooms and a stylish en-suite bathroom to the principal bedroom.

To the rear, there is a low-maintenance courtyard garden which enjoys a South Easterly aspect.

Available immediately.





LOCATION
West Cliff is one of Whitstable's most desirable locations in the heart of the sought after conservation area and enjoys a convenient situation close to the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

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

GROUND FLOOR

• Entrance Porch

• Living Room 11'1" x 10'10" (3.39m x 3.31m)

• Kitchen 10'10" x 10'10" (3.31m x 3.31m)

• Utility 8'10" x 4'9" (2.68m x 1.46m)

• Shower Room

• Cellar

FIRST FLOOR

• Bedroom 1 11'1" x 10'9" (3.38m x 3.27m)

• En-Suite Bathroom 8'6" x 4'11" (2.60m x 1.51m)

• Bedroom 2 11'1" x 10'9" (3.39m x 3.27m)

OUTSIDE

.• Courtyard Garden 14'8" x 5'7" (4.47m x 1.70m)

HOLDING DEPOSIT
£311 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,557 (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
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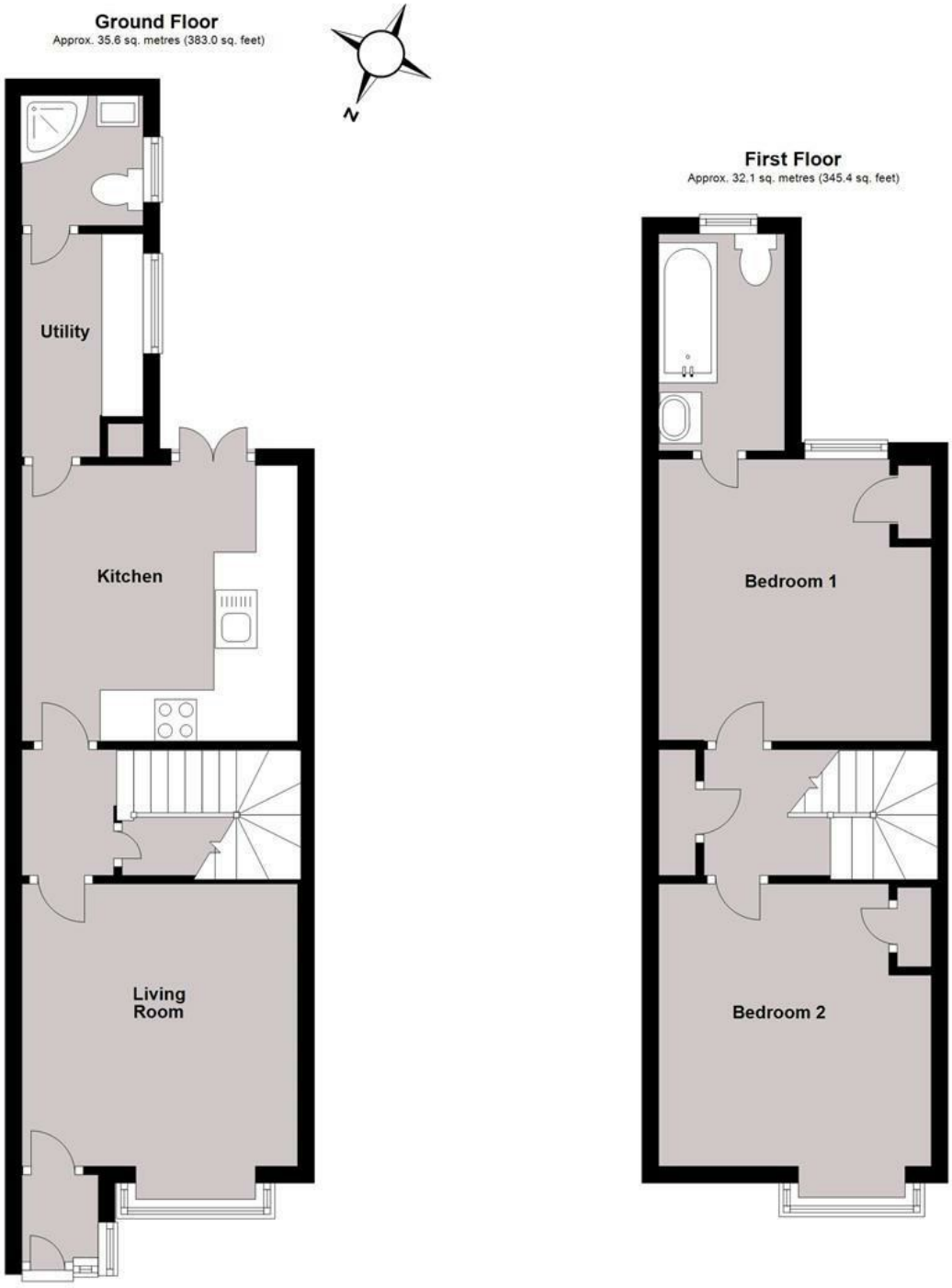

Total area: approx. 67.7 sq. metres (728.4 sq. feet)

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

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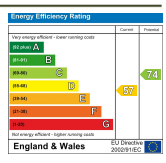

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