

CHRISTOPHER HODGSON



Seasalter, Whitstable
To Let £2,500 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Seasalter, Whitstable

78 St Marys Grove, Seasalter, Whitstable, Kent, CT5 4AB

An impressive modern detached house situated on a private road on the desirable Granville Cliff Estate, within just 300 feet of Seasalter beach and accessible to shops, bus routes and schools. This generous family home has been built to a high specification and is finished in a sleek contemporary style throughout with accommodation totalling 1883 sq ft (175 sq m).

To the ground floor there is a large open plan living area with two sets of sliding doors opening to the South facing rear garden, a smartly fitted kitchen/breakfast room, entrance hall, study, utility room and a cloakroom. To the

first floor there are four bedrooms and a family bathroom, and the principal bedroom benefits from an en-suite shower room and an enclosed balcony.

The delightful South facing garden extends to 50ft (15 m). A block paved driveway provides off road parking for a number of vehicles.

No smokers. Available immediately.



LOCATION

St Mary's Grove is a private road within close proximity to the sea and forming part of the desirable Granville Cliff Estate which is situated on the outskirts of Whitstable. The property is accessible to the town centre either via Joy Lane or by walking along the seafront. 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 water skiing facilities as well as a range of educational facilities. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins).

ACCOMMODATION

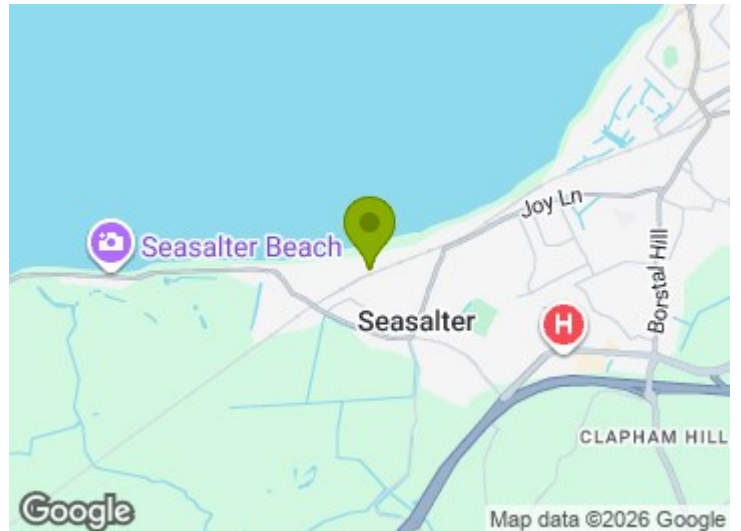
The accommodation and approximate measurements (taken at maximum points) are:

- Entrance Hall 18'4" x 11'5" (5.61m x 3.48m)
- Open-Plan Living Area 26'6" x 17'1" (8.10m x 5.23m)
- Kitchen/Breakfast Room 14'11" x 14'9" (4.57m x 4.50m)

- Study 14'9" x 9'6" (4.50m x 2.90m)
- Utility Room 7'8" x 6'6" (2.34m x 1.98m)
- Bedroom 1 16'11" x 12'5" (5.18m x 3.81m)
- En-Suite Shower Room 8'2" x 5'10" (2.49m x 1.78m)
- Balcony 9'6" x 3'8" (2.92m x 1.14m)
- Bedroom 2 12'0" x 9'10" (3.66m x 3.02m)
- Bedroom 3 12'11" x 9'8" (3.96m x 2.95m)
- Bedroom 4 9'8" x 9'6" (2.95m x 2.92m)
- Bathroom 8'3" x 7'4" (2.54m x 2.26m)
- Rear Garden 49'11" x 35'11" (15.24m x 10.97m)
- Driveway

EXCLUSION

The solar panels installed at the Property are not included as part of this tenancy. Electricity generated by the solar panels is exported directly to the national grid and does not contribute to the electricity supply available for the Tenant's consumption within the Property. Any financial



benefits, credits, payments or incentives arising from the solar panels belong solely to the Landlord.

HOLDING DEPOSIT

£576 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£2,884 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

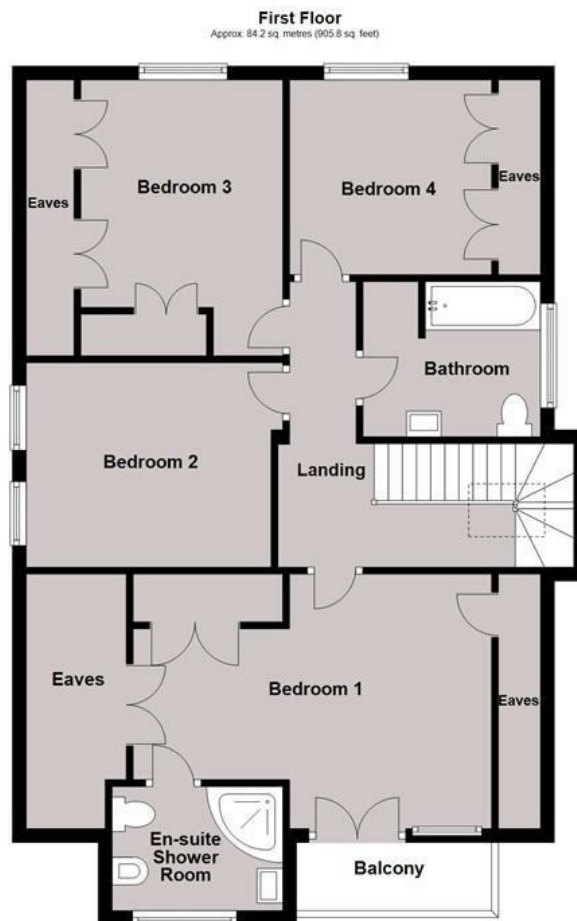
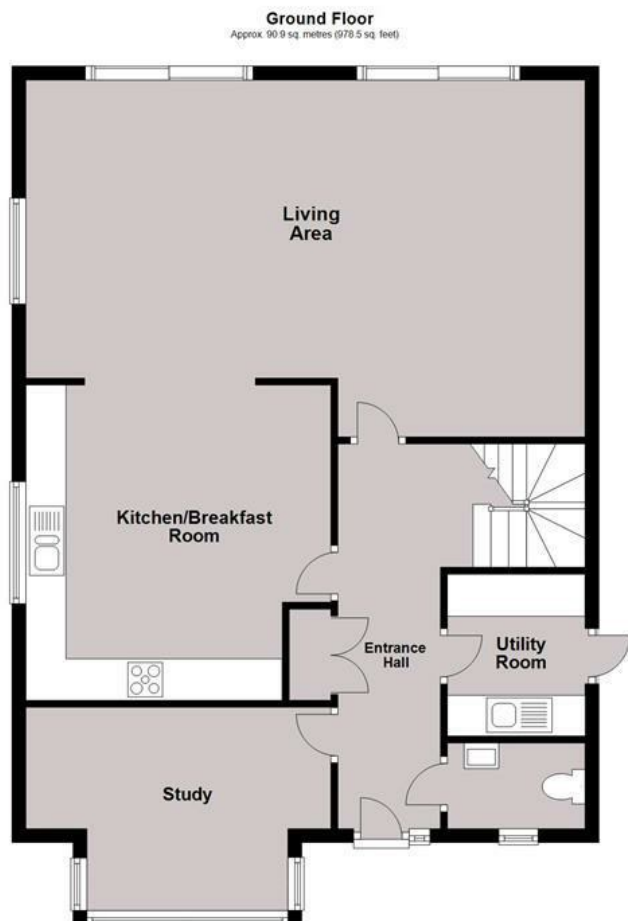
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



Total area: approx. 175.1 sq. metres (1884.3 sq. feet)

Council Tax Band G. The amount payable under tax band G for the year 2026/2027 is £3,996.65.

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Energy Efficiency Rating	
Very energy efficient (newest category)	93-93
A	
B	
C	
D	
E	
F	
G	
England & Wales	

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