

CHRISTOPHER HODGSON



Tankerton, Whitstable

To Let £1,400 PCM



Tankerton, Whitstable

72 Manor Road, Tankerton, Whitstable, Kent, CT5 2JR

A spacious and smartly presented semi-detached family home in a much sought-after central Tankerton location, close to shops and amenities on Tankerton Road, a short stroll to Tankerton Slopes and seafront, and less than one mile from Whitstable mainline station.

The rear garden extends to 67ft (20 m) and is predominantly laid to lawn, incorporating a greenhouse and a storage shed. Immediately available.

The accommodation is arranged on the ground floor to provide an entrance hall, a sitting room with a bay window open-plan to a dining room, a kitchen, and a conservatory. To the first floor, there are two double bedrooms, a bathroom, and a separate cloakroom.



LOCATION

Manor Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable. The property is within close proximity to Tankerton slopes, the seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The popular town of Whitstable is less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room
12'8" x 10'6" (3.87m x 3.20m)

- Dining Room
10'1" x 8'6" (3.07m x 2.59m)
- Kitchen
10'1" x 7'3" (3.07m x 2.21m)
- Conservatory
16'5" x 7'7" (5.00m x 2.31m)

FIRST FLOOR

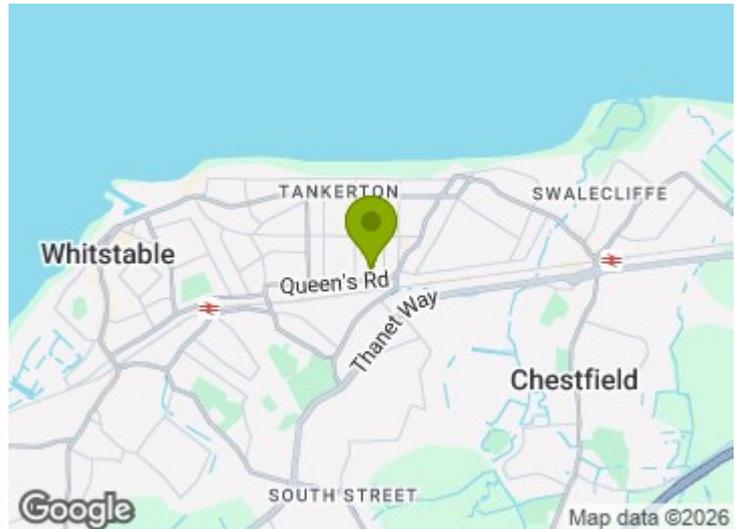
- Bedroom 1
12'7" x 10'6" (3.84m x 3.20m)
- Bedroom 2
10'2" x 10'2" (3.09m x 3.11m)
- Bathroom

OUTSIDE

- Garden
67'1" x 21'3" (20.45m x 6.48m)

EXCLUSIONS

The loft area & the single garage to the rear of the garden (adjacent to the East Boundary) are expressly excluded from the let area and are not included in the leased premises. The Tenant shall have no right to access, use, or store items in either of these areas.



HOLDING DEPOSIT
£323 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,615 (or equivalent to 5 weeks rent)

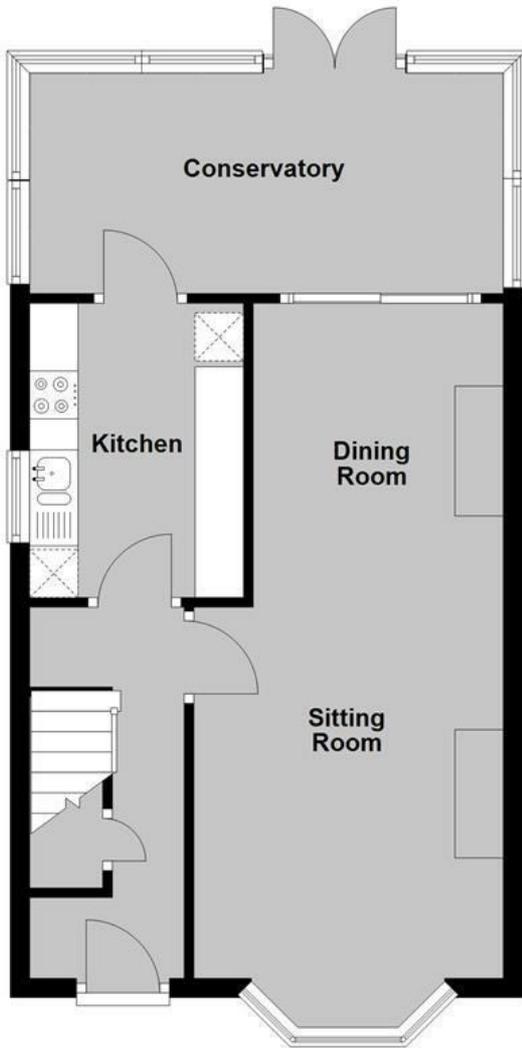
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

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

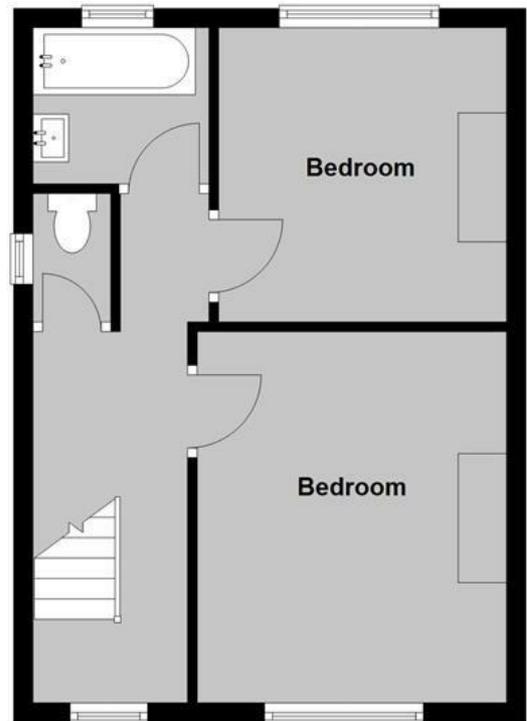
CLIENT MONEY PROTECTION
Provided by ARLA



Ground Floor
Approx. 46.8 sq. metres (503.4 sq. feet)



First Floor
Approx. 34.8 sq. metres (374.3 sq. feet)



Total area: approx. 81.5 sq. metres (877.7 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,131.55.

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Energy Efficiency Rating		Current	Target
100 kWh/m ² per year	A	83	83
71 kWh/m ² per year	B		
55 kWh/m ² per year	C		
41 kWh/m ² per year	D		
31 kWh/m ² per year	E		
21 kWh/m ² per year	F		
15 kWh/m ² per year	G		

England & Wales

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