Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Tankerton, Whitstable

To Let £1,950 PCM

...for Coastal, Country & City living.

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Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Tankerton, Whitstable

19 Queens Road, Tankerton, Whitstable, Kent, CT5 2JE

VIDEO TOUR AVAILABLE

A spacious detached house situated on one of Tankerton's most sought after roads, conveniently positioned within close proximity to shops and amenities on Tankerton Road, highly regarded schools, less than half a mile from Tankerton Slopes and seafront and a short stroll to Whitstable's bustling town centre and station (0.4 of a mile distant).

The beautifully presented and generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting room opening to a dining room, a smartly fitted kitchen leading to a conservatory, a study and a cloakroom. The first floor comprises four double bedrooms and two modern bathrooms, including an en-suite shower room to the principal bedroom.

The attractive and generous rear garden extends to 76ft (23m). A brick paved driveway provides ample off road parking. Immediately available.

Location
Queens Road is a highly desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable (0.5 miles distant) provides 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 A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

Accommodation
The accommodation and approximate measurements are:

- **Entrance Hall**
19'8" x 5'7" (5.99m x 1.70m)
at maximum points.

- **Sitting Room**
19'8" x 11'10" (6.00m x 3.60m)
at maximum points.

- **Dining Room**
11'10" x 11'6" (3.61m x 3.51m)

- **Study**
17'1 x 7'10" (5.21m x 2.39m)
at maximum points.

- **Kitchen**
13'11" x 11'6" (4.24m x 3.51m)
at maximum points.

- **Conservatory**
11'0" x 10'4" (3.35m x 3.15m)

- **Bedroom 1**
15'5" x 11'11" (4.70m x 3.64m)
at maximum points.

- **En-Suite Shower Room**
8'4" x 3'11" (2.54m x 1.19m)
at maximum points.

- **Bedroom 2**
14'0" x 11'7" (4.27m x 3.53m)

- **Bedroom 3**
11'11" x 11'6" (3.63m x 3.51m)

- **Bedroom 4**
11'4" x 10'10" (3.45m x 3.29m)
at maximum points.

• **Bathroom**
8'0" x 7'6" (2.44m x 2.29m)
at maximum points.

• **Rear Garden**
76' x 43' (23.16m x 13.11m)
at maximum points.

Holding Deposit
£450 (or equivalent to 1 weeks rent)

Tenancy Deposit
£2,250 (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/Tenants

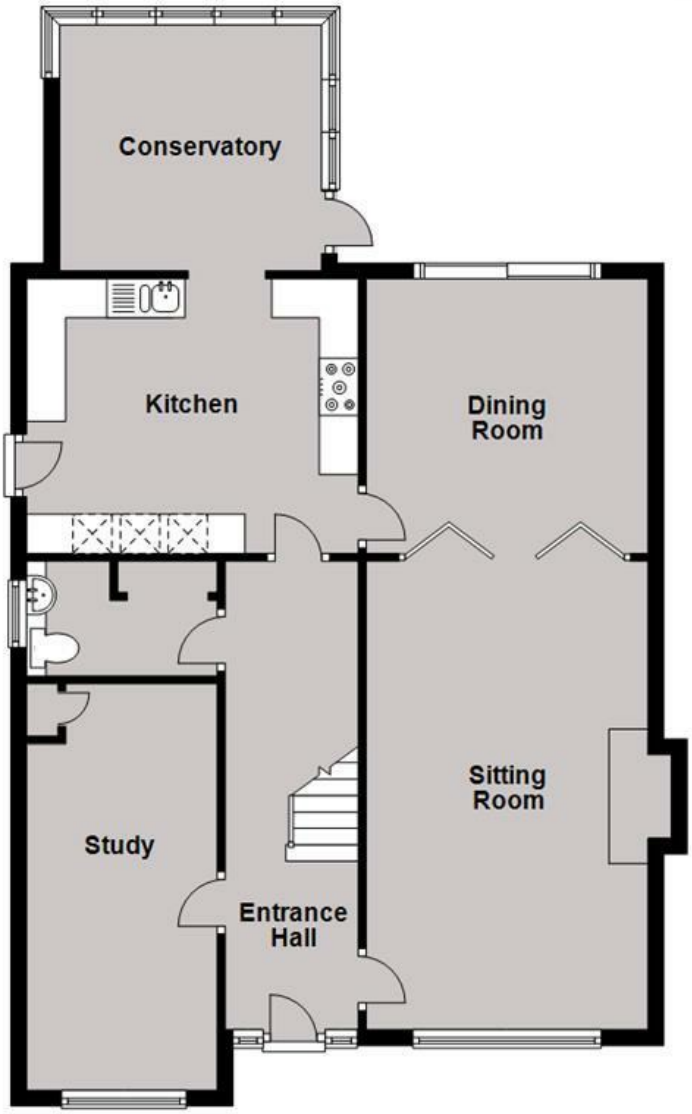
Client Money Protection
Provided by ARLA

Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman

Video Tour Available
We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.

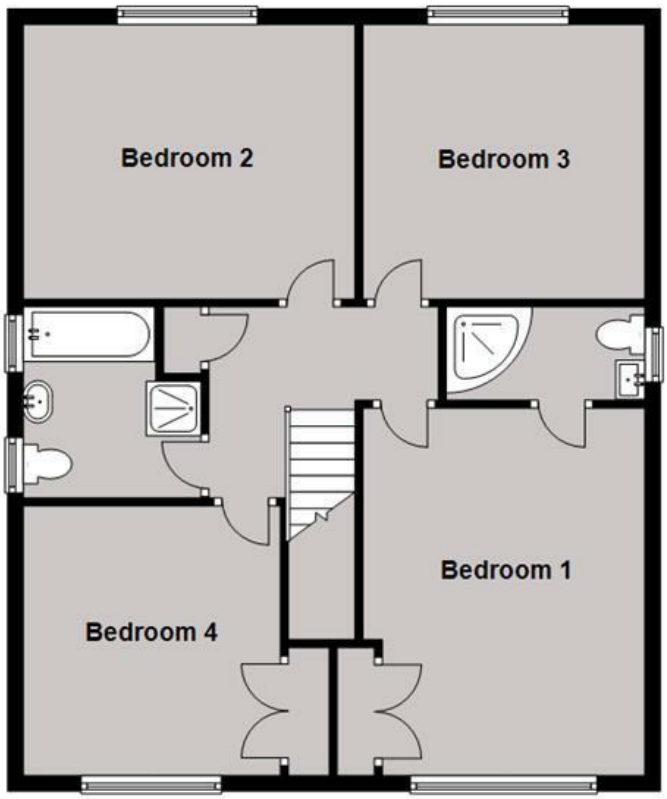
Ground Floor

Approx. 88.8 sq. metres (956.2 sq. feet)



First Floor

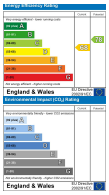
Approx. 76.8 sq. metres (826.6 sq. feet)



Total area: approx. 165.6 sq. metres (1782.9 sq. feet)

Council Tax Band F. The amount payable under tax band F for the year 2021/2022 is £2,800.71

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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