

CHRISTOPHER HODGSON



**Whitstable**

**To Let** £1,200 PCM



# Whitstable

## 50 Victoria Street, Whitstable, Kent, CT5 1HZ

A smartly presented end of terrace house in the heart of Whitstable's desirable conservation area, conveniently positioned just moments from Harbour Street's boutique shops, popular café bars and eateries, the seafront, working harbour and Whitstable station (0.4 miles).

The bright and spacious accommodation comprises an entrance hall, sitting room, open plan kitchen/dining room, utility room, two bedrooms and a bathroom. The South

facing garden surrounds the house on two sides and extends to 38ft (9.7m).

No smokers. The property is furnished and is available from mid April.



### LOCATION

Victoria Street is a highly desirable residential location within the town's conservation area in central Whitstable being accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80mins. The high speed Javelin service provides 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  
11'5" x 11'4" (3.48m x 3.45m)
- Kitchen/Dining Room  
14'7" x 11'6" (4.45m x 3.51m)
- Utility Room  
5'11" x 4'6" (1.80m x 1.37m)
- Bathroom  
5'11" x 4'6" (1.80m x 1.37m)

#### FIRST FLOOR

- Bedroom 1  
14'7" x 8'0" (4.45m x 2.44m)
- Bedroom 2  
8'10" x 7'5" (2.69m x 2.26m)

#### OUTSIDE

- Garden  
32' x 17' (9.75m x 5.18m)

#### HOLDING DEPOSIT

£276 (or equivalent to 1 weeks rent)

#### TENANCY DEPOSIT

£1,384 (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/>

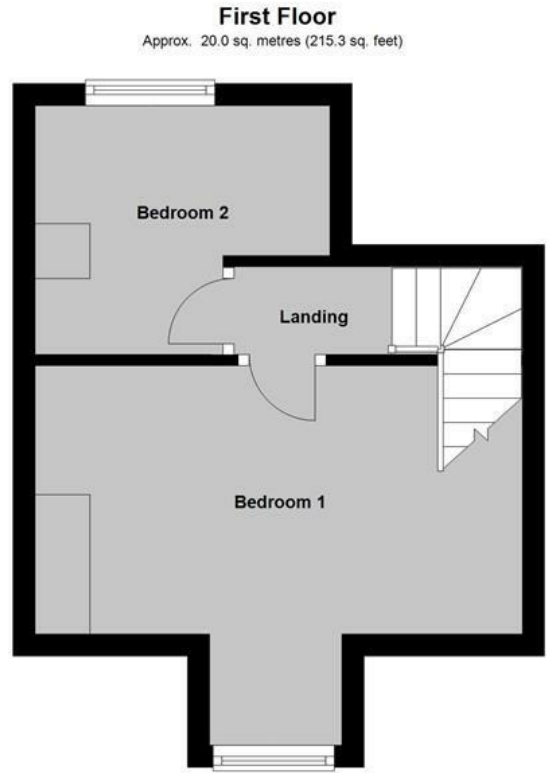
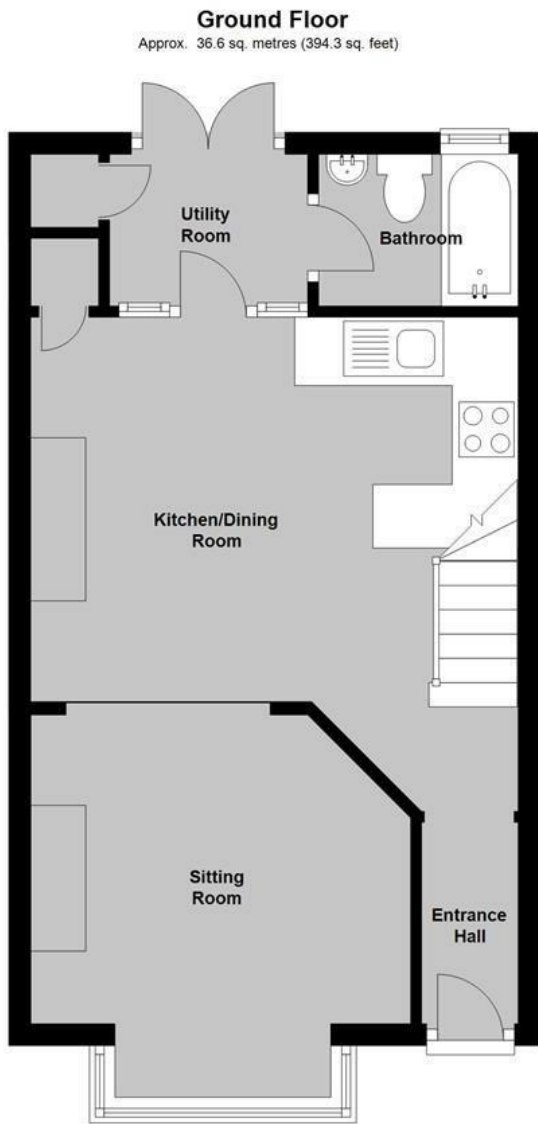
#### CLIENT MONEY PROTECTION

Provided by ARLA

#### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman





Total area: approx. 56.6 sq. metres (609.6 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60.**

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Energy Efficiency Rating		Current	Potential
100 kWh/m <sup>2</sup> or more	A		
75 - 100 kWh/m <sup>2</sup>	B		
50 - 75 kWh/m <sup>2</sup>	C		
25 - 50 kWh/m <sup>2</sup>	D		
10 - 25 kWh/m <sup>2</sup>	E		
5 - 10 kWh/m <sup>2</sup>	F		
1 - 5 kWh/m <sup>2</sup>	G		
Below 1 kWh/m <sup>2</sup>	H		

England & Wales

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