

CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £1,650 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

43 Graystone Road, Tankerton, Whitstable, Kent, CT5 2JX

A charming 1930's semi-detached family home in a highly desirable location within central Tankerton, close to shops and amenities on Tankerton Road, schools, bus routes and approximately 500 metres from Tankerton slopes and seafront. Whitstable station is less than one mile distance.

The smartly presented and generously proportioned accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, sitting room, a contemporary kitchen open-plan to a dining room, a utility room, and a cloakroom.

To the first floor there are three bedrooms (two doubles),

and a well-appointed bathroom with a separate shower enclosure.

The established and mature gardens enjoy an westerly aspect extending to 86ft (26m), and incorporate a patio area and a garden shed.

Available immediately.



LOCATION

Graystone Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. The property is within close proximity to Tankerton slopes, 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. 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 Porch
- Entrance Hall
- Cloakroom

- Living Area 14'7" x 14'4" (4.46 x 4.38)
- Kitchen 8'5" x 8'2" (2.59 x 2.49)
- Dining Room 14'8" x 12'1" (4.49 x 3.70)
- Utility Room

FIRST FLOOR

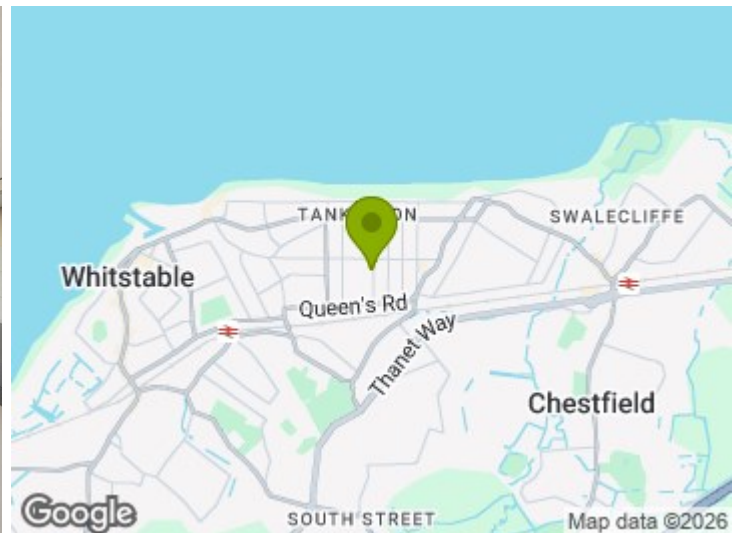
- Bedroom 1 15'2" x 12'2" (4.63 x 3.71)
- Bedroom 2 15'0" x 12'3" (4.58 x 3.74)
- Bedroom 3 8'9" x 7'6" (2.68 x 2.31)
- Bathroom 8'5" x 7'5" (2.58 x 2.28)

OUTSIDE

- Rear Garden

EXCLUSION

A section of garden to the rear of the plot is excluded from the let area. The garden area included with the let is shown within the fenced boundaries in the marketing images. The tenancy will not provide any access to the garden from the rear.



HOLDING DEPOSIT
£380 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,903 (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/

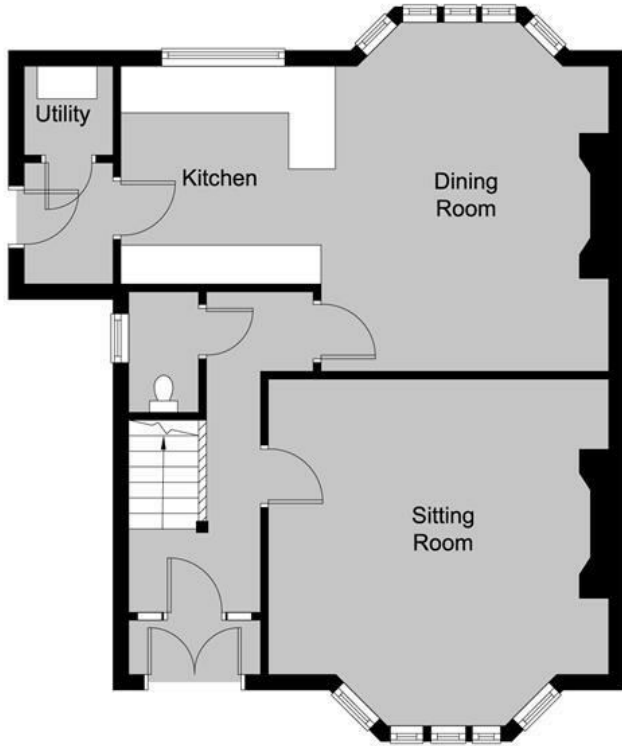
CLIENT MONEY PROTECTION
Provided by ARLA

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



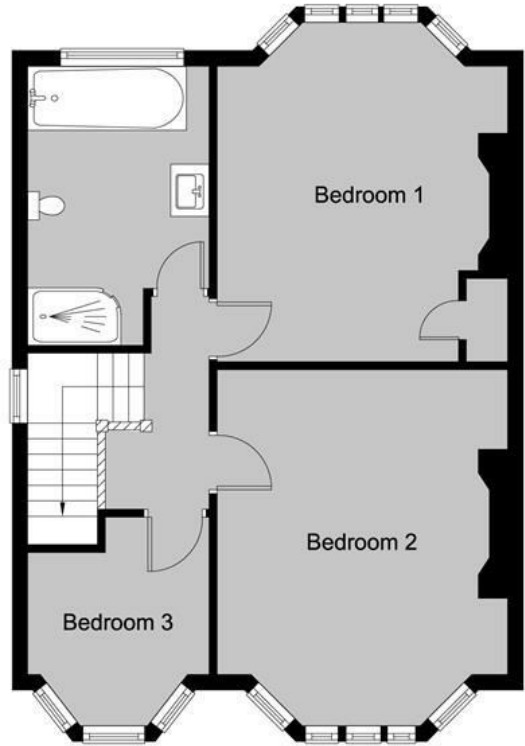
Ground Floor

Main area: approx. 54.8 sq. metres (589.9 sq. feet)



First Floor

Main area: approx. 51.9 sq. metres (558.6 sq. feet)



Main area: Approx. 106.7 sq. metres (1148.5 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,397.99.

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Energy Efficiency Rating	
Current	Potential

Energy Efficiency Rating: 82

England & Wales

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