CHRISTOPHER HODGSON

Whitstable,

To Let £1,400 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable,

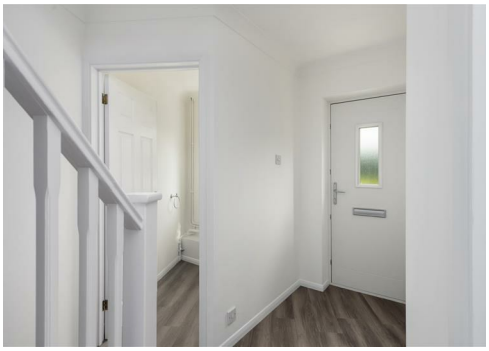
5 Millstream Cottages, Grimshill Road, Whitstable, Kent, CT5 4RX

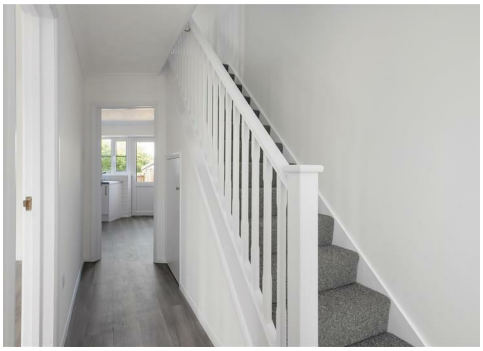
A modern semi-detached house conveniently positioned within walking distance of Whitstable station (0.4 miles) and High Street (0.6 miles) where a variety of independent shops and popular restaurants can be found. Whitstable's pebble beach, working harbour, schools and bus routes are also easily accessible.

The spacious and smartly presented accommodation is arranged to provide, on the ground floor, an entrance hall, sitting room, contemporary kitchen and a cloakroom. The first floor comprises three bedrooms and a family bathroom.

The rear of the property enjoys a Westerly facing courtyard garden which extends to 22ft (7m) and there is allocated parking for one vehicle.

Available from early June.





LOCATION
Grimshill Road is a sought after residential location with it being conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.3 of a mile distant and offers 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 also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable itself provides a highly regarded range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars and well-regarded seafood restaurants for which the town has become renowned. The beach is also accessible where a range of watersports facilities can be enjoyed.

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

GROUND FLOOR

• Entrance Hall

• Kitchen/Breakfast Room 14'4" x 10'4" (4.37m x 3.15m)

• Sitting Room 15'7" x 13'8" (4.75m x 4.17m)

• Cloakroom 7'1" x 5'10" (2.16m x 1.78m)

FIRST FLOOR

• Bedroom 1 11'6" x 11'2" (3.51m x 3.40m)

• Bedroom 2 12'10" x 11'3" (3.91m x 3.43m)

• Bedroom 3 12" x 8'8" (3.66m x 2.64m)

• Bathroom 8'10" x 5'10" (2.69m x 1.78m)

OUTSIDE

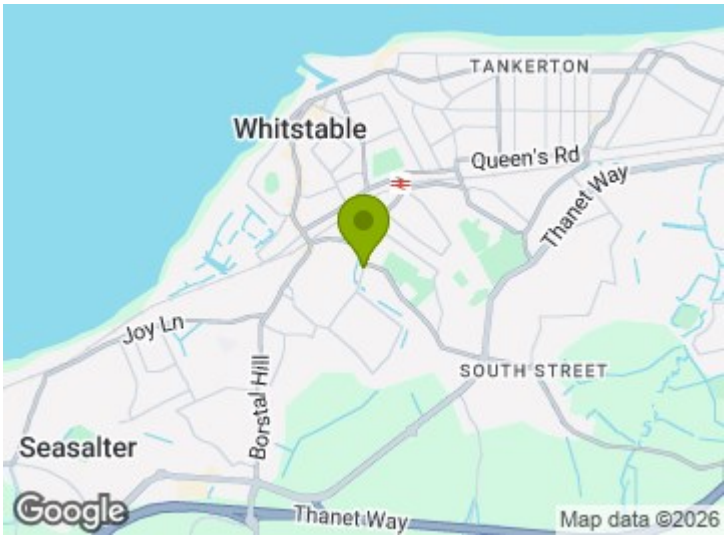
• Rear Garden 22" x 7" (6.71m x 2.13m)

PARKING

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
https://www.christopherhodgson.co.uk/property-services/tenant-fees/

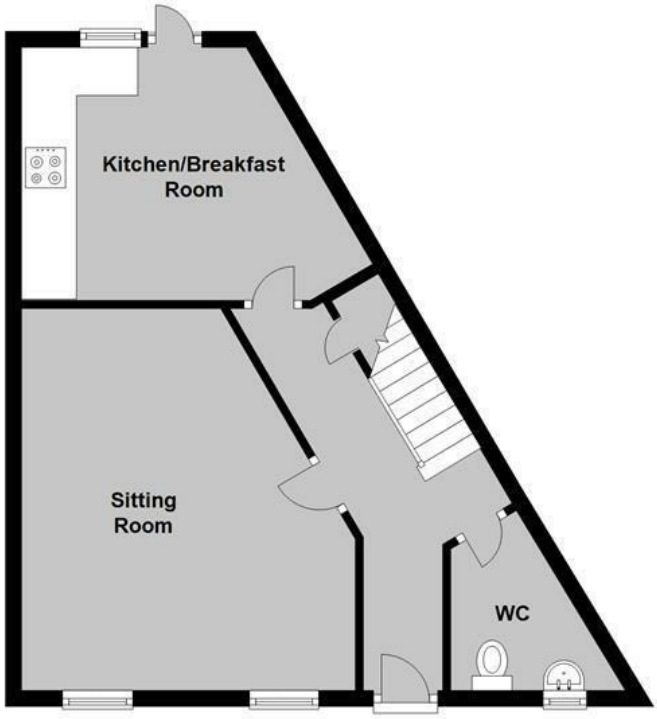


CLIENT MONEY PROTECTION
Provided by ARLA

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

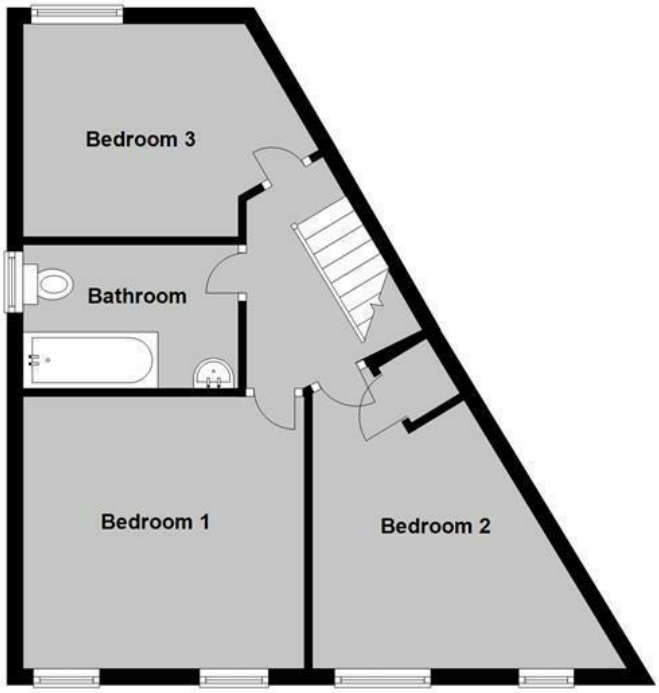
Ground Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



First Floor

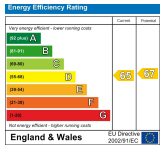
Approx. 41.1 sq. metres (442.4 sq. feet)



Total area: approx. 82.3 sq. metres (885.7 sq. feet)

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

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser: 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK