Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS







Tankerton, Whitstable

To Let **£1,550 PCM**

...for Coastal, Country & City living.

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• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . **www.christopherhodgson.co.uk**

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

202 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AS

A spacious and smartly presented family home in a much sought after location in the heart of central Tankerton, 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 generously proportioned accommodation is arranged on the ground floor to provide a kitchen/dining room with bay window, a large sitting room with doors opening to a conservatory, and a cloakroom. The first floor comprises two bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom. The second floor is occupied by a further double bedroom.

The South facing rear garden extends to 56ft (17m) and is predominantly laid with an artificial grass lawn for ease of maintenance, and incorporates a patio area and a storage shed.

No pets, no smokers. Available immediately.









Location
Tankerton Road is a much sought after road, conveniently positioned for access to both Whitstable and Tankerton, local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

Accommodation
The accommodation and approximate measurements are:

GROUND FLOOR

- **Kitchen/Dining Room**
  14'9" x 14'5" (4.50m x 4.39m)
  at maximum points.

- **Sitting Room**
  15'10" x 11'2" (4.83m x 3.40m)
  at maximum points.

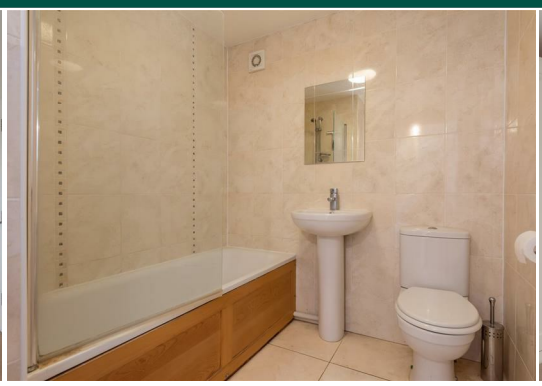
- **Conservatory**
  9'4" x 8'10" (2.84m x 2.69m)
  at maximum points.

- **Cloakroom**
  8'2" x 3'3" (2.49m x 0.99m)
  at maximum points.

FIRST FLOOR

- **Bedroom 1**
  12'6" x 11'2" (3.81m x 3.40m)
  at maximum points.

- **En-Suite Shower Room**
  8'4" x 2'8" (2.54m x 0.81m)
  at maximum points.



• **Bedroom 3**
14'11" x 8'0" (4.55m x 2.44m)
at maximum points.

• **Bathroom**
8'4" x 6'6" (2.54m x 1.98m)
at maximum points.

SECOND FLOOR

• **Bedroom 2**
17'9" x 14'9" (5.40m x 4.50m)
at maximum points.

OUTSIDE

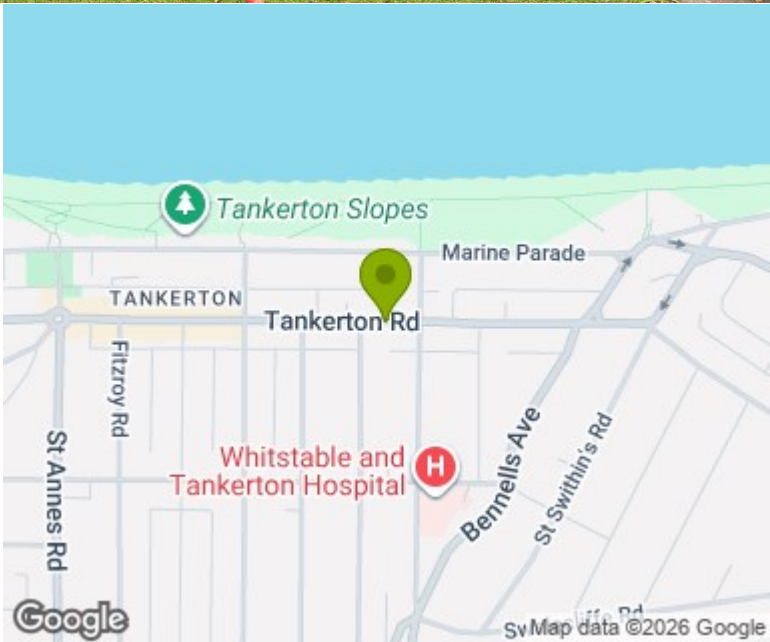
• **Garden**
56' x 18' (17.07m x 5.49m)
at maximum points.

Holding Deposit
£357.00 (or equivalent to 1 weeks rent)

Tenancy Deposit
£1,788.00 (or equivalent to 5 weeks rent)

Client Money Protection
Provided by ARLA

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



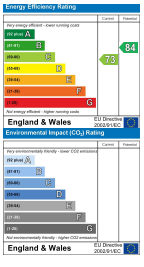


Total area: approx. 116.0 sq. metres (1248.4 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53.

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

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