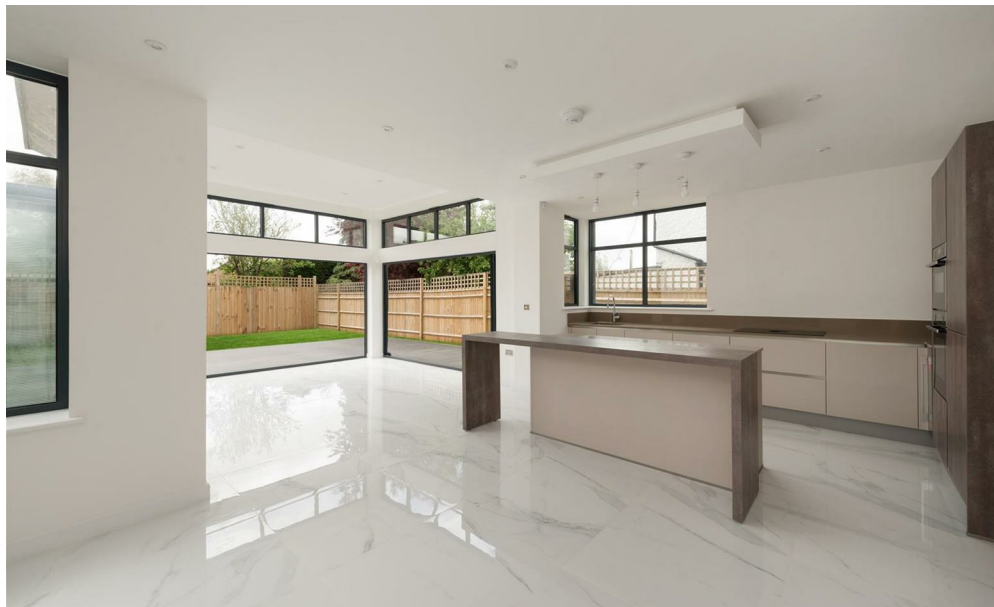


CHRISTOPHER HODGSON



**Whitstable**  
**To Let** £3,250 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Whitstable

## *The Starling, 120a Joy Lane, Whitstable, Kent, CT5 4ES*

A substantial, contemporary home enviably positioned on Whitstable's desirable Joy Lane, from where it commands far-reaching sea views across Whitstable bay and to the Isle of Sheppey beyond.

The house is a short stroll (200m) from the beach and within walking distance of Whitstable's vibrant town centre, where a variety of independent shops, restaurants and amenities can be found. Whitstable's mainline station is 1.5 miles distant.

The bright and spacious accommodation is presented in smart contemporary style, and is finished to a high standard throughout. The ground floor is arranged to provide an entrance hall, an open-plan kitchen/breakfast room with high quality German kitchen, a dining room with doors opening to the garden, a study, double bedroom with en-suite shower room, a utility room and a cloakroom.

To the first floor there is a sitting room with sea facing balcony, two further double bedrooms and a large family bathroom.

The second floor is occupied by a luxurious principal bedroom suite, with sea facing balcony, dressing room and en-suite shower room. The property benefits from underfloor heating throughout and Photovoltaic solar panels which contribute towards the electricity supply.

The South facing garden incorporates a decked terrace for outside entertaining, and a driveway provides off street parking for a number of vehicles.

No smokers. Available from mid April.



### LOCATION

Joy Lane is one of the most favoured locations in Whitstable, a charming and fashionable town by the sea which boasts a varied array of delicatessens, popular public houses, highly-regarded restaurants and boutique shops. The town also enjoys a variety of educational and leisure amenities including sailing, watersports and bird watching, as well as the working harbour for which the town has become renowned. Whitstable mainline railway station provides frequent services to London (Victoria) approximately 90mins. 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.

### ACCOMODATION

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

#### GROUND FLOOR

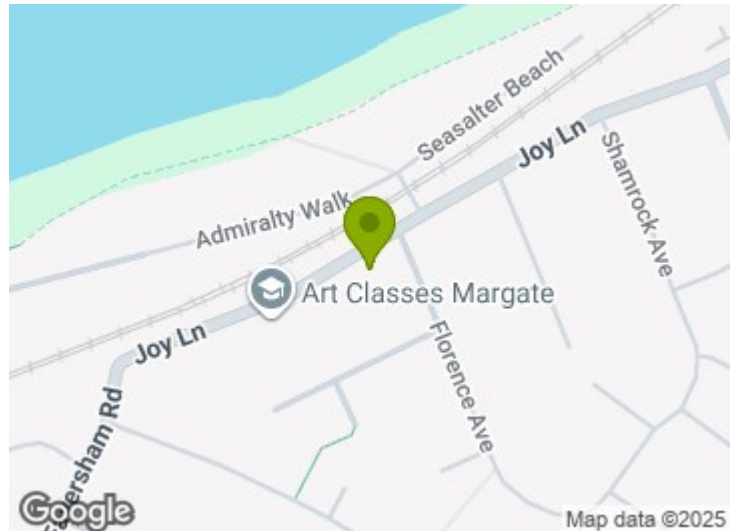
- Entrance Hall
- Kitchen / Breakfast Room  
20'4" x 13'6" (6.20m x 4.12m)
- Dining Area  
13'5" x 13'1" (4.10m x 4.00m)

- Study  
9'9" x 7'0" (2.97m x 2.14m)
- Bedroom 2  
12'10" x 10'5" (3.93m x 3.18m)
- En-Suite Shower Room  
7'10" x 5'1" (2.40m x 1.55m)
- Utility Room  
8'11" x 7'4" (2.73m x 2.25m)
- Cloakroom  
3'10" x 3'6" (1.18m x 1.08m)

#### FIRST FLOOR

- Sitting Room  
20'6" x 12'10" (6.25m x 3.92m)
- Balcony  
12'5" x 5'10" (3.80m x 1.80m)
- Bedroom 3  
14'6" x 10'4" (4.43m x 3.15m)
- Bedroom 4  
13'9" x 10'0" (4.20m x 3.05m)





- Bathroom  
9'4" x 8'6" (2.85m x 2.60m)

#### SECOND FLOOR

- Bedroom 1  
14'7" x 12'9" (4.45m x 3.90m)

Dressing Room  
15'1" x 6'7" (4.60m x 2.00m)

- En-Suite Shower Room  
10'11" x 8'3" (3.33m x 2.54m)

- Balcony  
12'2" x 5'10" (3.72m x 1.80m)

#### OUTSIDE

- Garden  
50' x 33' (15.24m x 10.06m)

- Solar Energy  
The property benefits from Photovoltaic solar panels which contribute towards the electricity supply.

#### HOLDING DEPOSIT

£750 (or equivalent to 1 weeks rent)

#### TENANCY DEPOSIT

£3,750 (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

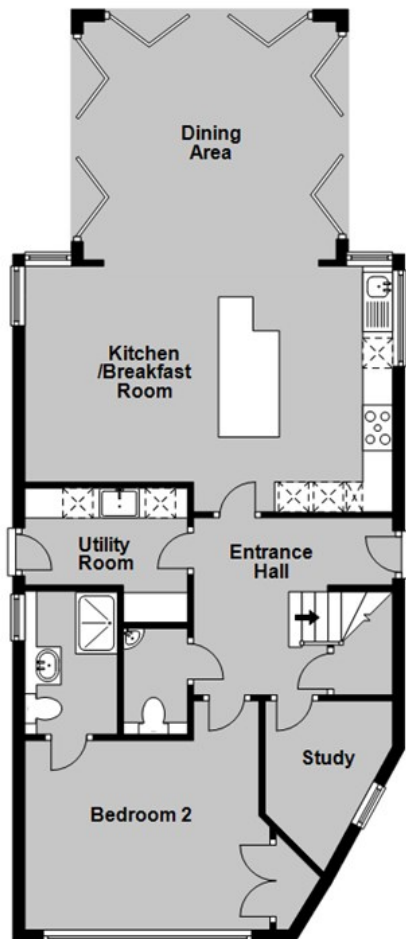
#### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



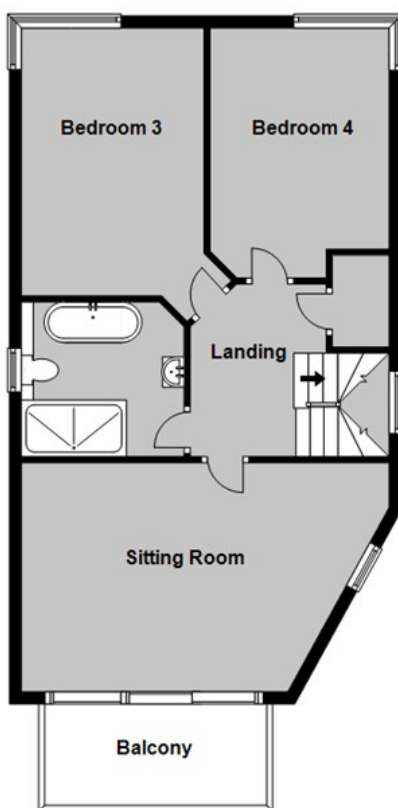
### Ground Floor

Approx. 83.1 sq. metres (894.2 sq. feet)



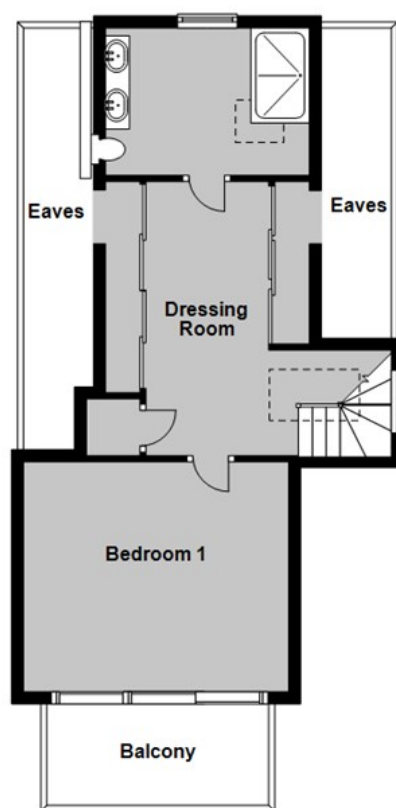
### First Floor

Approx. 72.9 sq. metres (785.2 sq. feet)



### Second Floor

Approx. 65.1 sq. metres (701.0 sq. feet)



Total area: approx. 221.1 sq. metres (2380.4 sq. feet)

**Council Tax Band F. The amount payable under tax band F for the year 2024/2025 is £3,173.11.**

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Energy Efficiency Rating	
Very Energy Efficient - Green	92-100
Energy Efficient - Light Green	81-91
Decent - Yellow	69-80
Needs Improvement - Orange	55-68
Needs Improvement - Red	45-54
Very Poor - Dark Red	35-44
Very Poor - Dark Red	2-34
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England & Wales	2020

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