CHRISTOPHER HODGSON









Whitstable

To Let £1,150 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

9 Maugham Court, Saddleton Road, Whitstable, Kent, CT5 4RR

A smartly presented, purpose-built ground floor flat forming part of a popular development in a convenient Whitstable location, within easy reach of the bustling High Street, seafront, bus routes and mainline railway station, which is less than one mile distant.

The bright and comfortably proportioned accommodation extends to approximately 746 sq ft (69 sq m) and comprises a private entrance, entrance hall, living room with excellent natural light, modern kitchen, two bedrooms and a bathroom.

The property also benefits from use of the communal gardens and a garage situated in a nearby block.

No smokers. Available from early January.





LOCATION
Maugham Court is a popular cul-de-sac development situated off Saddleton Road, conveniently positioned for access to Whitstable town centre, the seafront, mainline railway station, bus routes and local amenities. Whitstable is a fashionable town by the sea, renowned for its working harbour, independent shops, highly regarded restaurants and watersports facilities. Whitstable railway station provides frequent services to London and the surrounding area, whilst the A299 is readily accessible, providing links to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

• Entrance Hall 6'6" x 3'3" (1.99m x 0.99m)

• Living Room 16'7" x 10'10" (5.05m x 3.30m)

• Kitchen 10'0" x 9'3" (3.05m x 2.82m)

• Bedroom 1 15'0" x 9'4" (4.57m x 2.84m)

• Bedroom 2 11'5" x 8'0" (3.48m x 2.44m)

• Bathroom 6'4" x 6'0" (1.93m x 1.83m)

OUTSIDE

• Communal Gardens

• Garage 16'3" x 8'2" (4.95m x 2.49m)

HOLDING DEPOSIT
£265 (or equivalent to 1 week's rent)

TENANCY DEPOSIT
£1,326 (or equivalent to 5 weeks' rent)

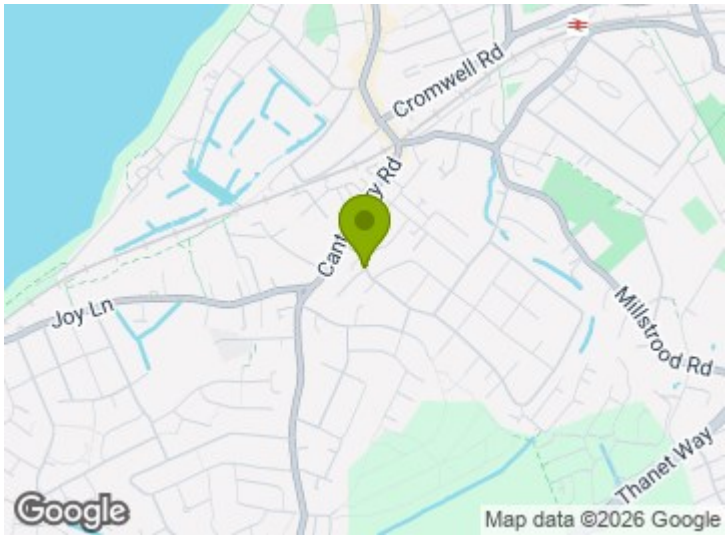
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

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

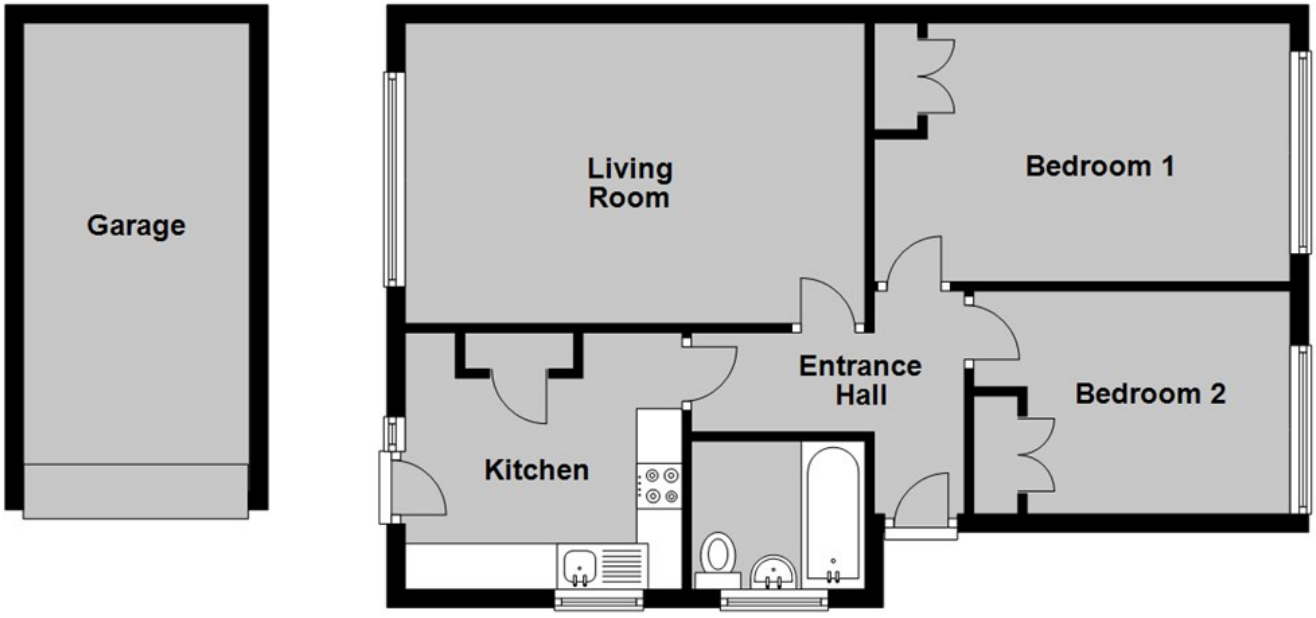





Cromwell Rd
Joy Ln
Millstrood Rd
Thanet Way
Google
Map data ©2026 Google

Ground Floor

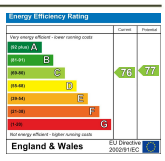
Approx. 69.3 sq. metres (746.4 sq. feet)



Total area: approx. 69.3 sq. metres (746.4 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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