

CHRISTOPHER HODGSON



Whitstable
To Let £3,250 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

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.



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)

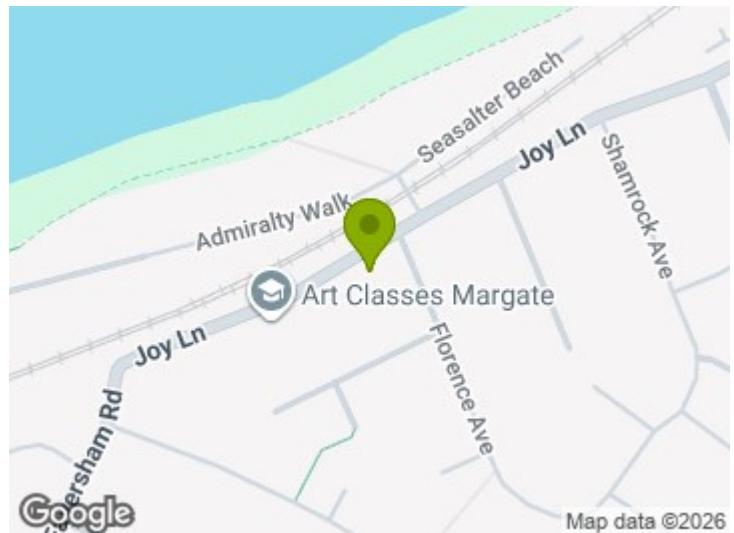
FIRST FLOOR

- 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)

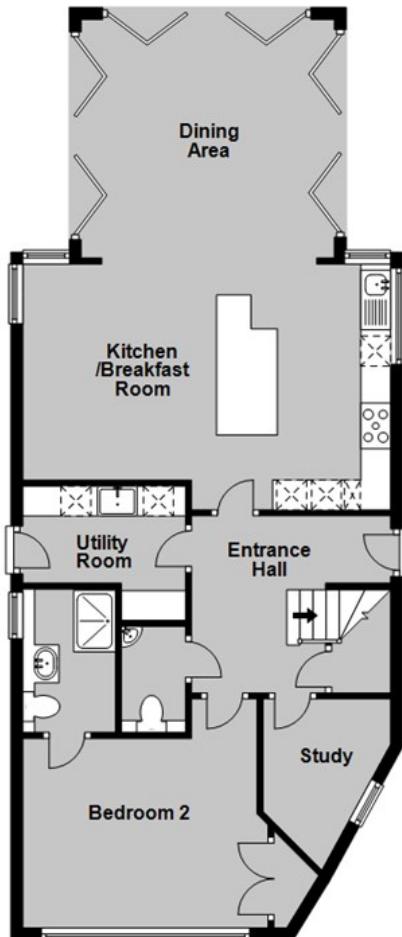
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website
<https://www.christopherhodgson.co.uk/property-services/tenant-fees/>

CLIENT MONEY PROTECTION
Provided by ARLA

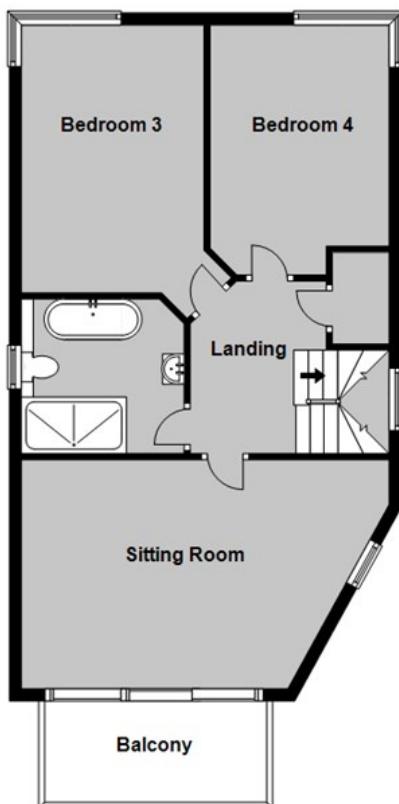
INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman

**Ground Floor**

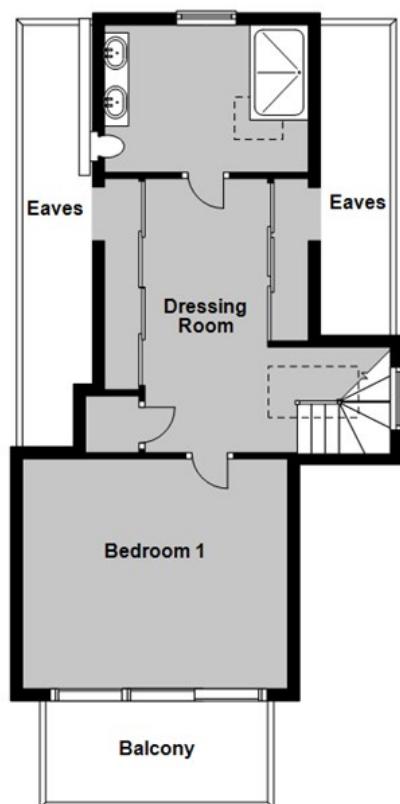
Approx. 83.1 sq. metres (894.2 sq. feet)

**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 2025/2026 is £3,326.92.

Christopher Hodgson Estate Agents for itself and as for the vendor or 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 Reasonable endeavours 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 Estate 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 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 of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor 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, omission 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.

Energy Efficiency Rating		
Very energy efficient - near zero energy		
Excellent	A	89
Good	B	89
Standard	C	70
Poor	D	50
Bad	E	30
Very bad	F	10
Very poor	G	0

Not energy efficient - higher running costs

England & Wales

EC Directive 2002/91/EC

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

