

CHRISTOPHER HODGSON



Whitstable
To Let £995 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

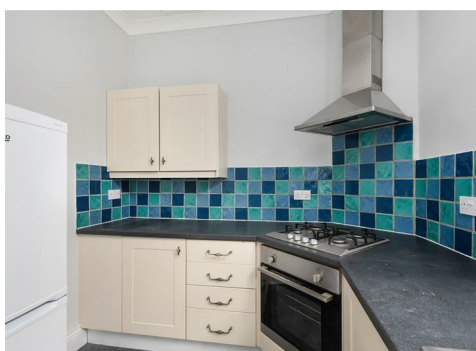
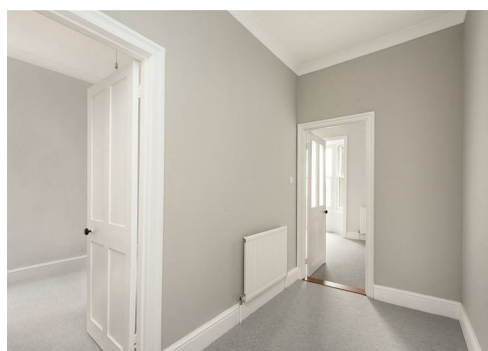
First Floor Flat, 27a Oxford Street, Whitstable, Kent, CT5 1DB

A spacious apartment benefiting from its own private entrance and occupying the first floor of this attractive period building, ideally located on Whitstable's desirable Oxford Street.

The property is moments away from cafés, bars, boutique shops, highly regarded restaurants and is a short stroll to the beach, harbour and Whitstable station which is half a mile distant.

The accommodation has been subject of a recent programme of improvement and is arranged to provide a sitting room with South Easterly aspect, a kitchen, study, two double bedrooms and a bathroom.

No smokers. Immediately available.



LOCATION

Oxford Street is a highly sought after location enviably positioned in the heart of town providing convenient access to a diverse range of local shops, highly regarded restaurants, the seafront, bus routes and recreational amenities and a short walk away from the town's fashionable Harbour Street. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 minutes and to the surrounding area. 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 offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

FIRST FLOOR

- Sitting Room 12'0" x 10'10" (3.66m x 3.30m)
- Kitchen 9'7" x 7'10" (2.92m x 2.40m)
- Study 10'7" x 6'1" (3.23m x 1.85m)
- Bedroom 1 11'4" x 9'5" (4.37m x 2.87m)
- Bedroom 2 10'7" x 7'11" (3.23m x 2.41m)
- Bathroom 7'10" x 4'11" (2.39m x 1.50m)

HOLDING DEPOSIT

£229 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,148 (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

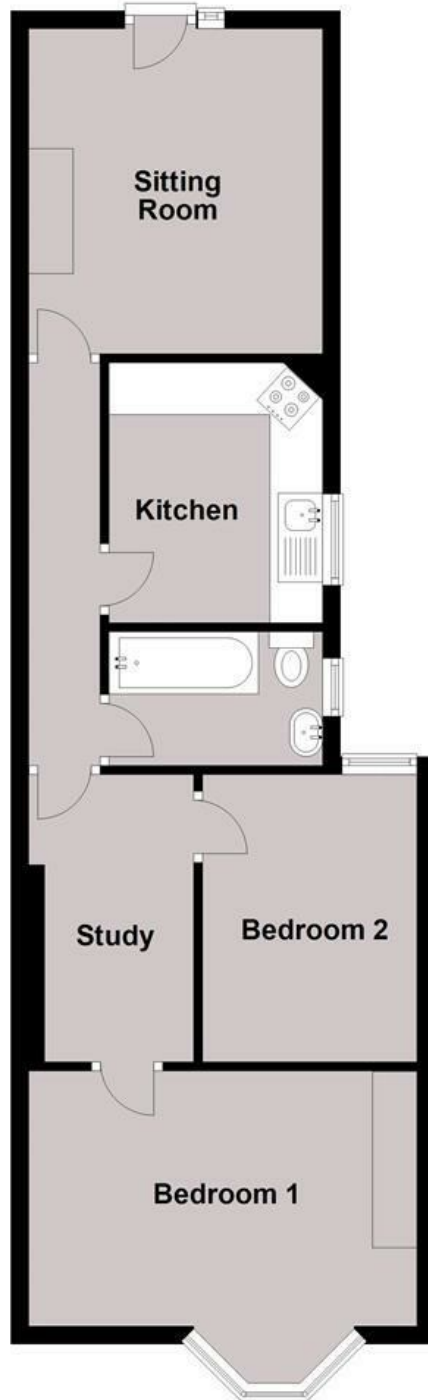
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



First Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



Total area: approx. 55.0 sq. metres (591.7 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	F		
Very energy inefficient (oldest properties)	G		
Energy Efficiency Rating		55	71
England & Wales		ES1 Domestic properties	

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