CHRISTOPHER HODGSON









Whitstable

To Let £1,795 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

2 Marine Gap, Whitstable, Kent, CT5 1EN

A charming period cottage enviably positioned within the heart of the desirable conservation area, just off Island Wall and a few seconds from the beach, from where an enjoyable stroll along the seafront will take you to Whitstable's famous working Harbour. The property is conveniently positioned close to the bustling town centre and Harbour Street with its fashionable restaurants and independent shops. Whitstable mainline station nearby (0.8 miles).

The bright and spacious accommodation is arranged on the ground floor to provide an entrance porch, a sitting room with bay window, a dining room open plan to the kitchen, and a bathroom. To the first floor there are two bedrooms, and a further two bedrooms to the second floor. Views across Whitstable Beach and towards the sea can be enjoyed from the upper floors.

To the rear of the property there is a small courtyard garden with pedestrian access to Marine Gap. The garden area to the front extends to 40ft (12m).

Available from early September.







LOCATION
Marine Gap is just off Island Wall, which is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned. The beach is literally moments away and a pleasant stroll, either along Island Wall or across the golf course, will take you into the town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of busy shops, cafes and restaurants specialising in local seafood. The mainline railway station at Whitstable is just over a mile away and provides frequent services to London, (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

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

GROUND FLOOR

• Entrance Porch

• Sitting Room 10'11" x 10'9" (3.35m x 3.30m)

• Dining Room 10'9" x 8'2" (3.30m x 2.50m)

• Kitchen 8'0" x 6'11" (2.45m x 2.12m)

• Bathroom 6'10" x 4'10" (2.10m x 1.48m)

FIRST FLOOR

• Bedroom 1 10'11" x 10'10" (3.34m x 3.31m)

• Bedroom 2 10'9" x 5'6" (3.30m x 1.70m)

SECOND FLOOR

• Bedroom 3 11'1" x 7'9" (3.40m x 2.37m)

• Bedroom 4 11'1" x 5'3" (3.40m x 1.62m)

OUTSIDE

• Rear Courtyard

• Garden 40'4" x 15'4" (12.29m x 4.67m)

HOLDING DEPOSIT
£414 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£2,071 (or equivalent to 5 weeks rent)







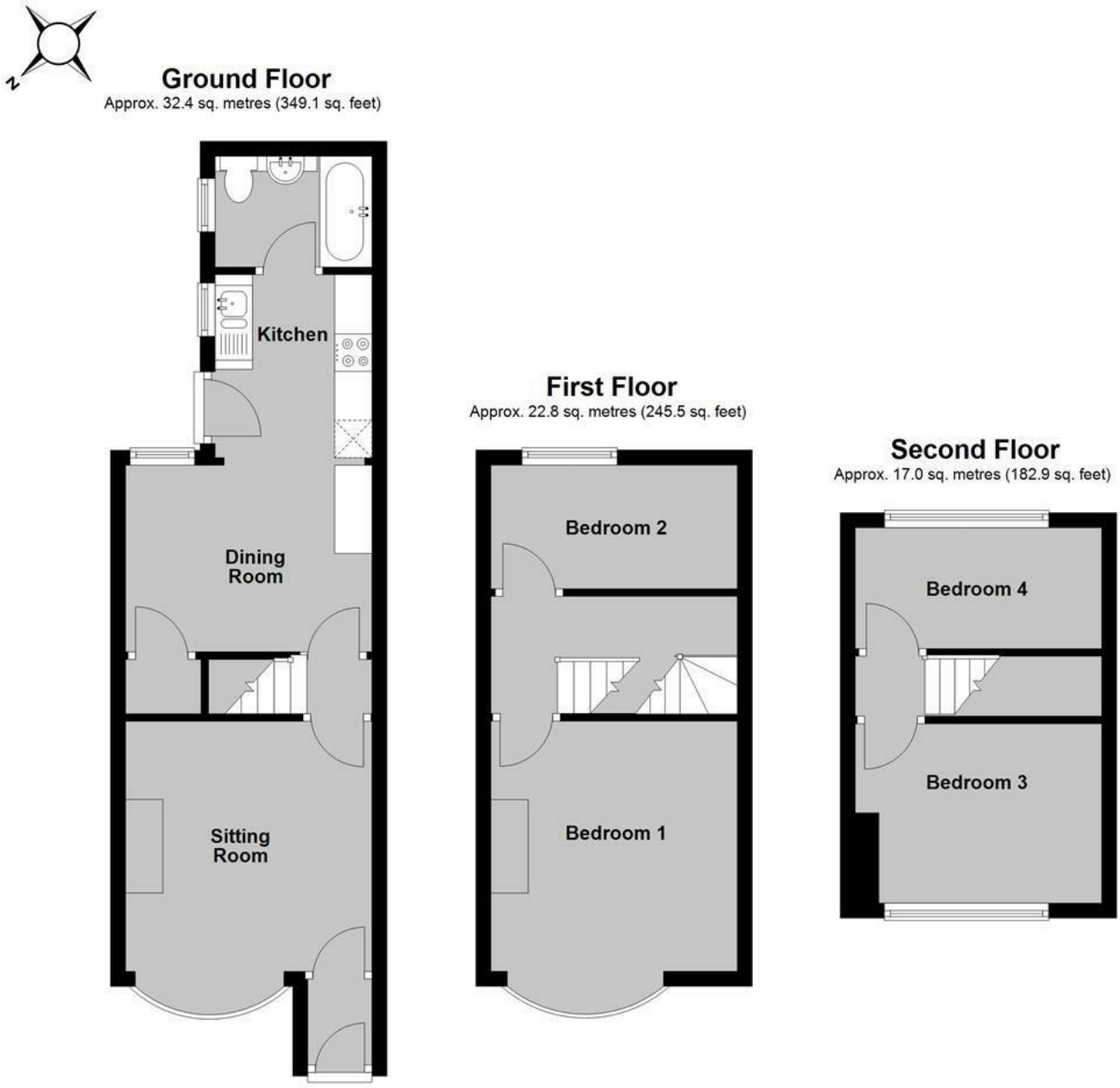




TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

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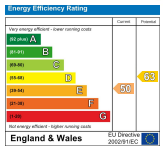
INDEPENDENT REDRESS SCHEME
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Total area: approx. 72.2 sq. metres (777.6 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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