

CHRISTOPHER HODGSON



Whitstable

To Let £1,400 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

The Barn, 28A Golden Hill, Whitstable, Kent, CT5 3AR

A unique 20th Century barn conversion situated in a desirable location on the outskirts of Whitstable, conveniently positioned for access to supermarkets, Whitstable town centre with its mix of independent shops and highly regarded restaurants, the seafront and Whitstable station (1.5 miles).

The property has been sympathetically converted to create spacious and generously proportioned living accommodation, filled with natural light. The ground floor is arranged to provide an entrance hall, living room/kitchen, a double bedroom and a stylish shower room. To the first floor there is a galleried landing, a further bedroom and well-appointed bathroom.

Bi-folding doors open to a low-maintenance rear garden which extends to 39ft (12m), incorporating a decked area and summer house with power.

The property benefits from off street parking for two vehicles.

No smokers. Available immediately.



LOCATION

Golden Hill is situated in a highly desirable location on the outskirts of Whitstable yet remains easily accessible to the town centre. Whitstable's bustling High Street offers a wide range of individual retail outlets, café bars and a variety of seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. Tesco supermarket is within close proximity and communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria) approximately 80 minutes with high speed links to London (St Pancras) approximately 73 minutes.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Living Room/Kitchen 31'3" x 13'9" (9.55m x 4.21m)
- Bedroom 1 11'0" x 10'2" (3.36m x 3.10m)
- Shower Room 6'8" x 5'7" (2.05m x 1.72m)

FIRST FLOOR

- Bedroom 2 13'9" x 6'7" (4.21m x 2.02m)

- Bathroom 6'7" x 5'7" (2.02m x 1.71m)

OUTSIDE

- Garden 39" x 20" (11.89m x 6.10m)
- Summer House

HOLDING DEPOSIT

£323 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,615 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

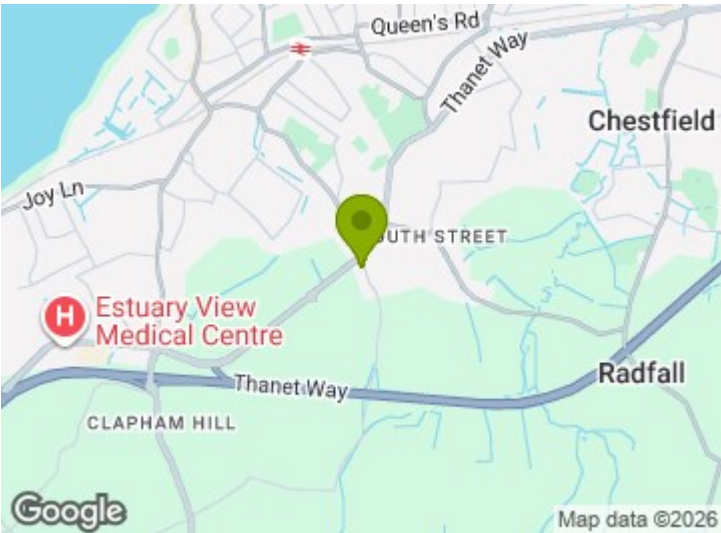
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

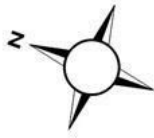
CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

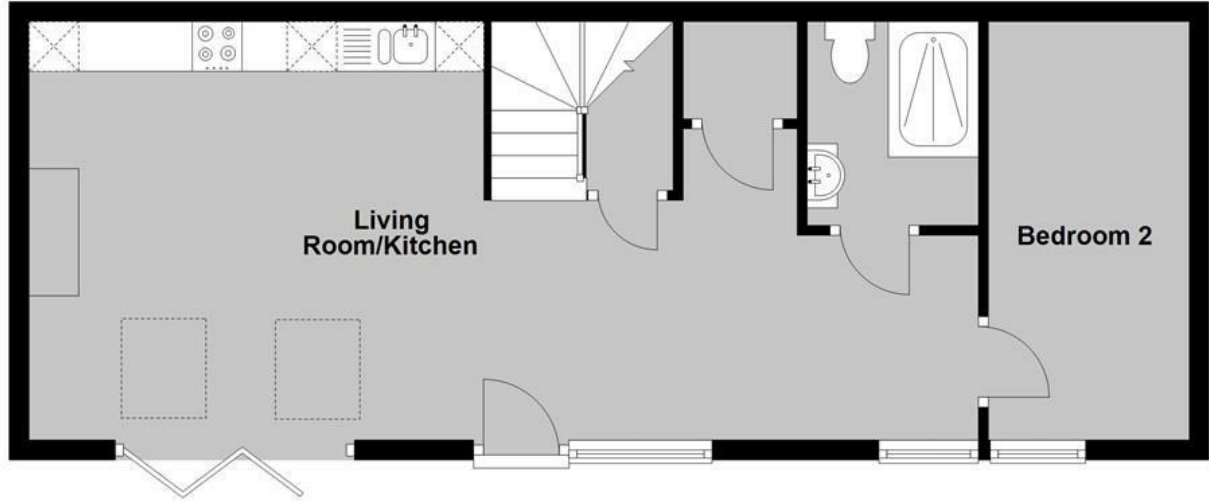
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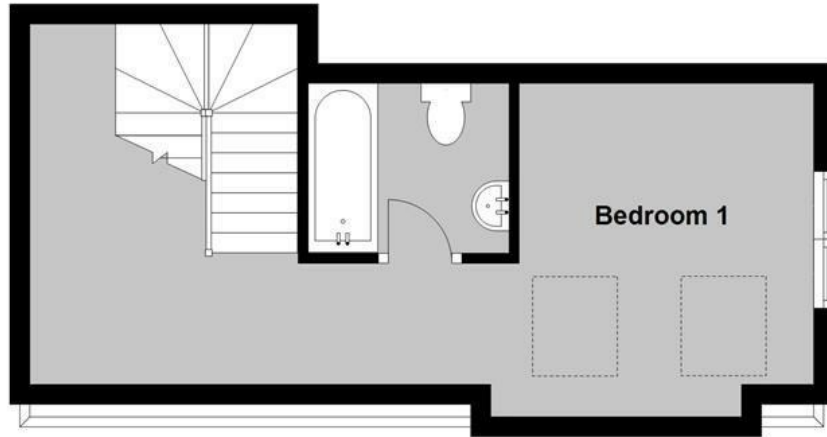
Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.8 sq. feet)



Total area: approx. 76.0 sq. metres (818.2 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	87
B	75
C	
D	
E	
F	
G	
Energy efficient - higher running costs	
England & Wales	
EPC Dec 2023	

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