

CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £2,000 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Fir Tree Cottage, Tower Road, Tankerton, Whitstable, Kent, CT5 2ER

A spacious and well-appointed family home, ideally situated in a prime central position within a favoured private cul-de-sac, conveniently located for the shops and amenities of both Tankerton and Whitstable, the seafront, Whitstable harbour, and the railway station (0.4 miles).

The beautifully presented and comfortably proportioned accommodation comprises a generous entrance hall, a sitting room with doors opening to the garden, a dining room opening to a smartly fitted kitchen, a utility room, study and cloakroom. To the first floor are four double bedrooms and two bathrooms. The property also benefits from an integral garage, which has been partitioned to

create two separate storage areas.

The attractive rear garden enjoys a Westerly aspect and extends to 40ft (12m), providing a pleasant outdoor space. A driveway to the front of the property provides off-street parking for a number of vehicles.

Available from late May.



LOCATION

Tower Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway station offers 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.

Whitstable is approximately a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops as well as fashionable restaurants, cafe bars, working harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall

- Sitting Room 13'4" x 13'0" (4.06m x 3.96m)
- Dining Room 13'4" x 9'11" (4.06m x 3.02m)
- Kitchen 9'5" x 9'0" (2.87m x 2.74m)
- Utility Area 9'5" x 4'4" (2.87m x 1.32m)
- Study 11'2" x 9'7" (3.40m x 2.92m)

FIRST FLOOR

- Bedroom 1 11'11" x 11'7" (3.63m x 3.53m)
- Bedroom 2 11'11" x 9'11" (3.63m x 3.02m)
- Bedroom 3 10'8" x 10'5" (3.25m x 3.18m)
- Bedroom 4 11'2" x 9'6" (3.40m x 2.90m)
- Bathroom 9'8" x 7'11" (2.95m x 2.41m)
- Bathroom 7'9" x 7'7" (2.36m x 2.31m)

OUTSIDE

- Garden 40' x 20' (12.19m x 6.10m)



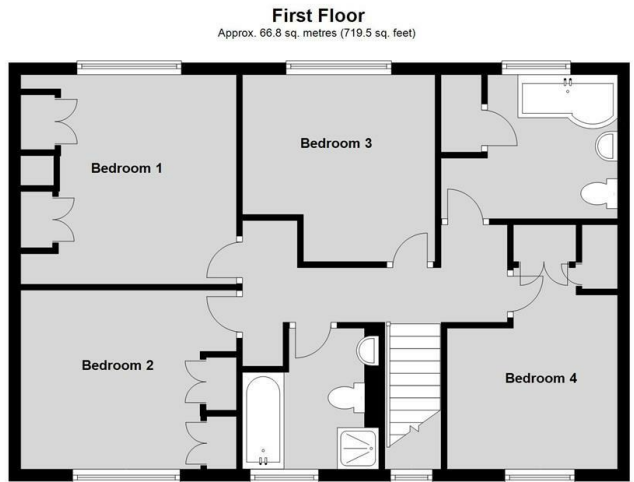
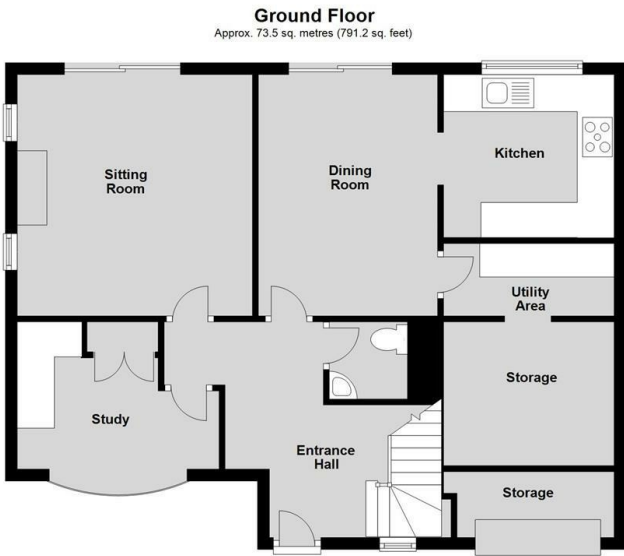
HOLDING DEPOSIT
£461 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£2,307 (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



Total area: approx. 140.3 sq. metres (1510.7 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,930.88.

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 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 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		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C	72	79
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Extremely energy inefficient - very high running costs	G		
England & Wales		EPC Directive 2002/91/EC	

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

