

CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £1,650 PCM



Tankerton, Whitstable

75 Graystone Road, Tankerton, Whitstable, Kent, CT5 2JU

An extended 1930's semi-detached family home in a highly desirable location within central Tankerton, close to shops and amenities on Tankerton Road, schools, bus routes and approximately 400 metres from Tankerton slopes and seafront. Whitstable station is less than one mile distant.

The smartly presented and generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting room with bay window, a dining room, and a contemporary kitchen with doors opening to a conservatory.

To the first floor there are three double bedrooms, a bathroom and a separate cloakroom.

The garden enjoys a westerly aspect and extends to 79ft (24m), incorporating a patio area and a garden shed.

No smokers. Available immediately.



LOCATION

Graystone Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer 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 less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, 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

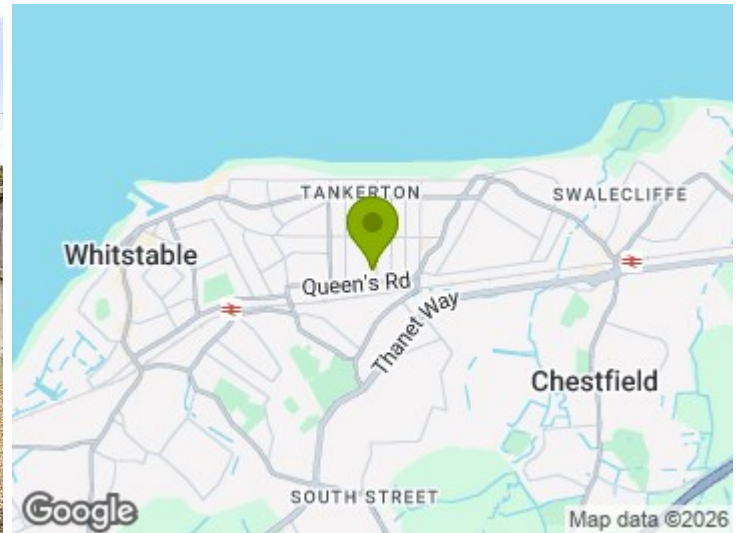
- Entrance Hall 14'8" x 6'5" (4.49m x 1.96m)
- Sitting Room 11'5" x 12'2" (3.48m x 3.72m)
- Dining Room 20'11" x 10'1" (6.38m x 3.08m)
- Kitchen 9'5" x 8'4" (2.88m x 2.55m)
- Conservatory 12'3" x 8'8" (3.75m x 2.66m)

FIRST FLOOR

- Bedroom 1 11'5" x 12'0" (3.50m x 3.68m)
- Bedroom 2 12'0" x 8'11" (3.67m x 2.74m)
- Bedroom 3 9'6" x 8'9" (2.90m x 2.69m)
- Bathroom 5'4" x 6'5" (1.64m x 1.96m)
- Cloakroom

OUTSIDE

- Garden 79'5" x 24'7" (24.21m x 7.49m)



EXCLUSIONS

The loft area is expressly excluded from the let area and is not included in the leased premises. The Tenant shall have no right to access, use, or store items in this area.

HOLDING DEPOSIT

£380 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,903 (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

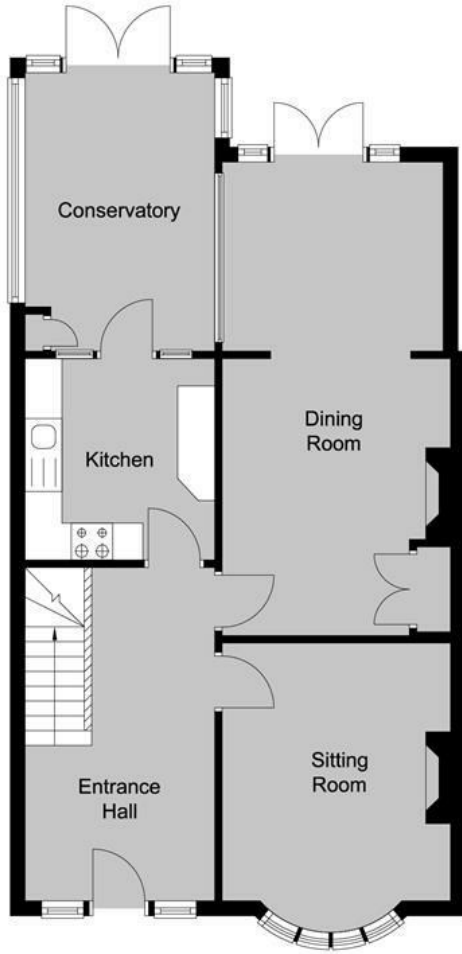
Provided by ARLA

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

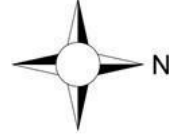
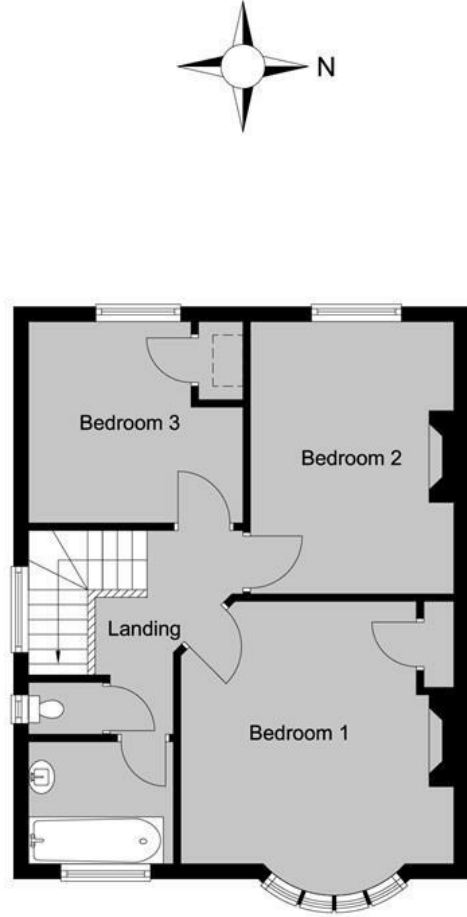
Ground Floor

Main area: approx. 53.4 sq. metres (574.8 sq. feet)



First Floor

Main area: approx. 42.6 sq. metres (458.5 sq. feet)



Main area: Approx. 96.0 sq. metres (1033.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,131.55.

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Energy Efficiency Rating		Current	Target
100 kWh/m ² per year (space heating only)	A		
71-100 kWh/m ² per year (space heating only)	B		
51-70 kWh/m ² per year (space heating only)	C		
31-50 kWh/m ² per year (space heating only)	D		
11-30 kWh/m ² per year (space heating only)	E		
6-10 kWh/m ² per year (space heating only)	F		
1-5 kWh/m ² per year (space heating only)	G		

Energy Efficiency Rating: **B** (Current) / **C** (Target)

England & Wales

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