



**196a Tankerton Road, Whitstable, CT5 2AS**  
**£1,200 Per month**





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Available from the first week of January 2026

Rarely available, this charming two-bedroom maisonette is situated on the highly sought-after Tankerton Road, just a short stroll from the picturesque Tankerton Slopes.

Accessed via its own private entrance, the property opens into a welcoming hallway offering ample storage and leading through to a bright kitchen/breakfast room.

Set over two floors, the first floor features a spacious lounge with an attractive bay window that floods the room with natural light. There are also two generous double bedrooms and a well-appointed bathroom.

Additional benefits include gas central heating, double glazing, and a glorious private garden—a rare find in this location.

Call today to arrange a viewing!



## Description

Tenancy Information:

Rent Upfront £1200

Secuoty Deposit: £1384

Refundable Holding Fee: £276

EPC Rating C

Council Tax Band C

Floorplan Clause

Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

TDS Deposit Information

Deposits will be lodged via TDS Custodial - Information relating to this can be seen below:

<https://custodial.tenancydepositscheme.com/tenants/>

Agents Notes

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

Rental Application

Should you wish to apply for this property, complete the application form link below:

<https://www.zesthomes.uk/rental-application/>

Ground floor Kitchen

14'4 x 9'8

First Floor Landing

Lounge with bay window

14;7 x 13'3

Bedroom

9'9 x 9'6

Bedroom

9'9 x 9'6

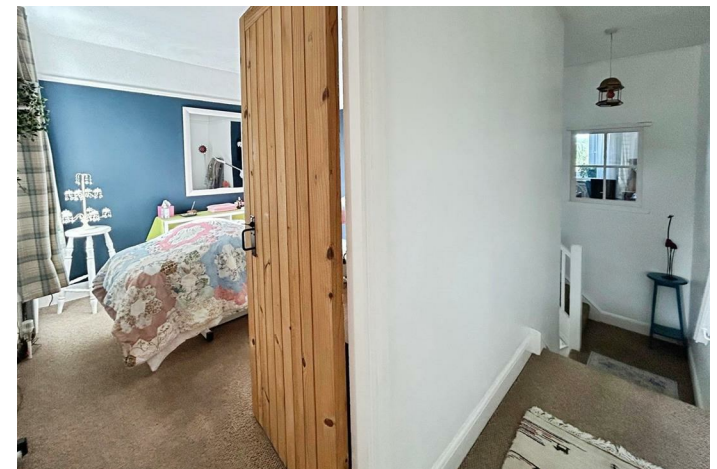
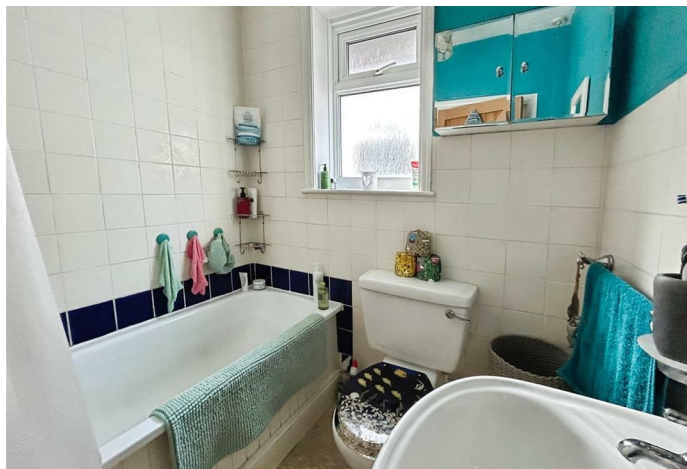
Bedroom

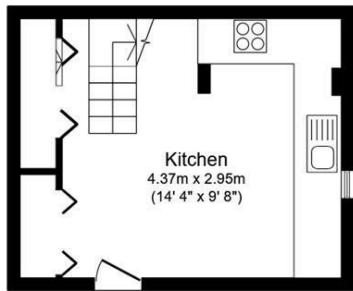
10' x 9'1

Bathroom/WC

5'6 x 5'3

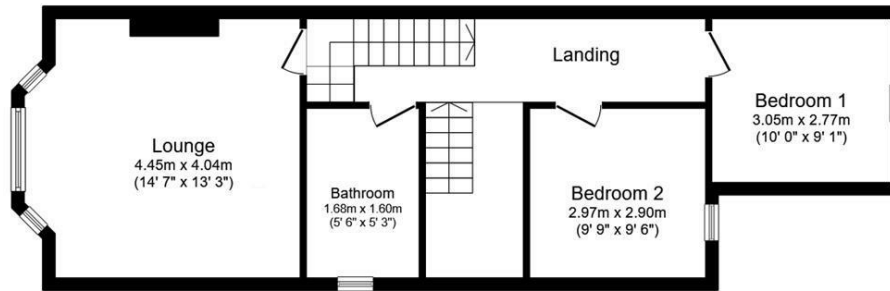
Garden





Ground Floor

Floor area 23.8 sq.m. (256 sq.ft.)

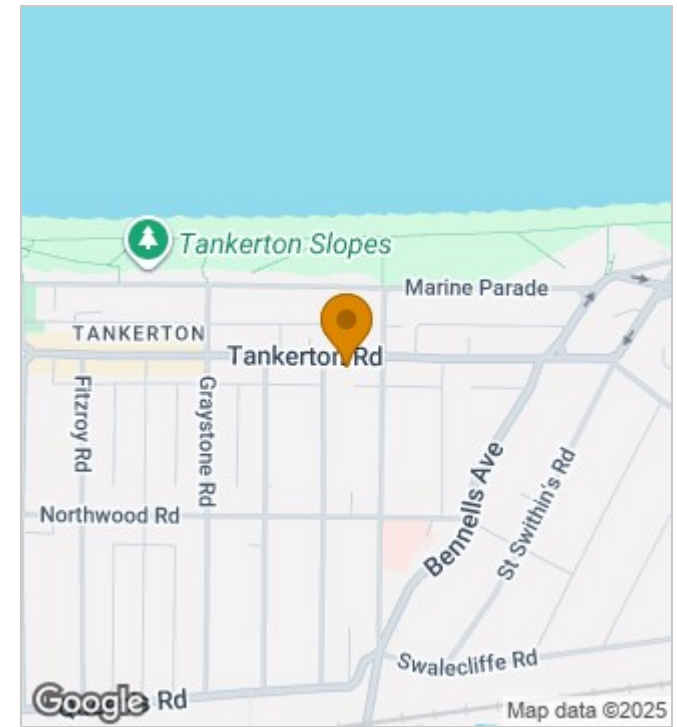


First Floor

Floor area 58.0 sq.m. (624 sq.ft.)

Total floor area: 81.7 sq.m. (880 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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[www.zesthomes.uk](https://www.zesthomes.uk)

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