

CHRISTOPHER HODGSON



**Seasalter, Whitstable**

**To Let £850 PCM**

FOR COASTAL, COUNTRY  
& CITY LIVING



# Seasalter, Whitstable

## *Flat 8, Foxdene Court Foxdene Road, Seasalter, Whitstable, Kent, CT5 4QY*

A purpose-built first floor flat in a desirable location within close proximity of bus routes, shops and amenities, and a short stroll to the seafront.

The well proportioned accommodation is arranged to provide a spacious sitting room, separate kitchen, two double bedrooms and a bathroom.

There is an allocated parking space in a private car park located to the front of the property.

No pets or smokers. Available from early May.



### Location

Foxdene Court is accessed from Gateacre Road via Milner Road which is situated off Faversham Road and is located approximately two miles from Whitstable town centre. Whitstable, which is approximately 1.5 miles distant offers a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins.

### Accommodation

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

#### FIRST FLOOR

- Entrance Hall
- Sitting Room  
14'6" x 11'7" (4.42m x 3.53m)
- Kitchen  
9'0" x 8'1" (2.74m x 2.46m)
- Bedroom 1  
9'11" x 9'8" (3.02m x 2.95m)
- Bedroom 2  
9'9" x 8'1" (2.97m x 2.46m)

- Bathroom  
7'3" x 5'2" (2.21m x 1.57m)

- Parking  
The property benefits from one allocated parking space

**HOLDING DEPOSIT**  
£196 (or equivalent to 1 weeks rent)

**TENANCY DEPOSIT**  
£980 (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/](http://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



**First Floor**  
 Approx. 50.8 sq. metres (546.7 sq. feet)



Total area: approx. 50.8 sq. metres (546.7 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2023/2024 is £1,631.47**

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Energy Efficiency Rating	
Current	Potential
71	76
Energy Efficiency Rating Legend: A (Green) - 92-100 B (Light Green) - 81-91 C (Yellow-Green) - 69-80 D (Yellow) - 55-68 E (Orange) - 39-54 F (Red-Orange) - 22-38 G (Red) - 1-21	
England & Wales	

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