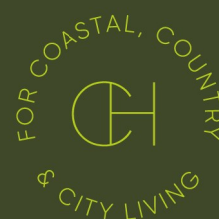


CHRISTOPHER HODGSON



**Whitstable**

**To Let** £1,350 PCM



# Whitstable

## 59 Nelson Road, Whitstable, Kent, CT5 1EA

A smartly presented first and second floor duplex apartment which benefits from its own private ground floor entrance and is finished to a high standard throughout. The property is situated within Whitstable's highly desirable conservation area, just moments from the bustling High Street, shops, restaurants, highly regarded schools, bus routes and station (0.6 of a mile distant) and is just 200 metres from the beach.

The property offers bright and spacious accommodation and is arranged to provide an entrance hall, generous reception room, smartly fitted kitchen, three bedrooms and two shower rooms.

The property benefits from one allocated parking space accessed from Cornwallis Circle.

No pets or smokers. Available from late June.



### LOCATION

Nelson Road is one of Whitstable's most desirable locations in the heart of the sought after conservation area and enjoys a convenient situation close to the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall

#### FIRST FLOOR

- Landing  
13'9" x 7'0" (4.19m x 2.13m)
- Bedroom 2  
16'3" x 9'7" (4.95m x 2.92m)
- Sitting/Dining Room  
16'1" x 11'2" (4.90m x 3.40m)
- Kitchen  
9'5" x 6'9" (2.87m x 2.06m)
- Shower Room  
8'10" x 4'11" (2.69m x 1.50m)

### SECOND FLOOR

- Landing
- Bedroom 1  
15'6" x 9'10" (4.72m x 3.00m)
- Bedroom 3  
9'6" x 9'0" (2.90m x 2.74m)
- Shower Room  
8'1" x 4'5" (2.46m x 1.35m)

### OUTSIDE

- Parking  
Off road parking space accessed from Cornwallis Circle.

### EXCLUSION

The garage to the rear of the property will be retained for use by the landlord and is excluded from the let area.

### HOLDING DEPOSIT

£311 (or equivalent to 1 weeks rent)

### TENANCY DEPOSIT

£1,557 (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







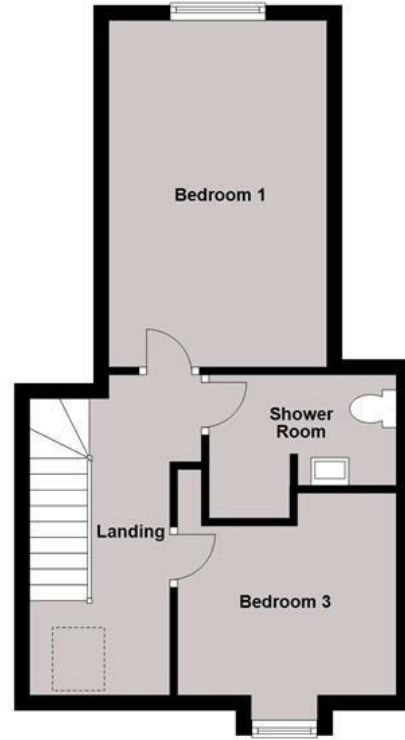
### Ground Floor

Approx. 3.6 sq. metres (38.9 sq. feet)



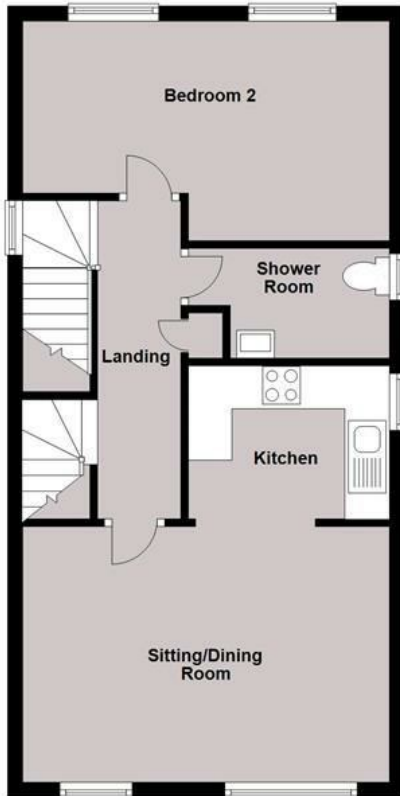
### Second Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



### First Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



Total area: approx. 87.2 sq. metres (938.3 sq. feet)

## Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60.

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 |
| <br>Current: <b>A</b><br>Potential: <b>B</b>   | 75 - 78   |
| <small>           100% (A) 75-78<br/>           90% (B) 69-74<br/>           80% (C) 63-68<br/>           70% (D) 55-62<br/>           60% (E) 49-54<br/>           50% (F) 43-48<br/>           40% (G) 37-42<br/>           30% (H) 31-36<br/>           20% (I) 25-30<br/>           10% (J) 19-24<br/>           0% (K) 13-18         </small> |           |
| <small>           England &amp; Wales<br/>           EPC Energy Rating<br/>           2020/2021         </small>   |           |

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