

CHRISTOPHER HODGSON



**Seasalter, Whitstable**

**To Let £2,250 PCM**

FOR COASTAL, COUNTRY  
& CITY LIVING



# Seasalter, Whitstable

*58A St. Marys Grove, Seasalter, Whitstable, Kent, CT5 4AB*

A modern detached chalet house, enviably positioned on the desirable Granville Cliff private estate moments from Seasalter beach, from where a short stroll along the coastline will take you to Whitstable town centre with its boutique shops, highly regarded restaurants, schools and mainline station (2 miles distant).

This generous family home provides light and spacious accommodation totaling approximately 1548 sq ft (144 sq m), and is arranged on the ground floor to provide an entrance hall, sitting room, kitchen/dining room, a bedroom, a study and a shower room. To the first floor

there are two further bedrooms, including the principal bedroom which benefits from an en-suite shower room and an enclosed balcony.

The delightful South facing garden extends to approximately 44ft (13m). An integral garage and block paved driveway provide off-road parking for a number of vehicles.

No pets or smokers. Furnishings included. Available from early August.



## LOCATION

St Mary's Grove is a private road within close proximity to the sea and forming part of the desirable Granville Cliff Estate which is situated on the outskirts of Whitstable. The property is accessible to the town centre either via Joy Lane or by walking along the seafront. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and water skiing facilities as well as a range of educational facilities. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins).

## ACCOMODATION

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

## GROUND FLOOR

• Entrance Hall  
18'2" x 6'6" (5.56m x 2.00m)

- Sitting Room  
14'11" x 11'5" (4.57m x 3.48m)
- Kitchen/Dining Room  
20'6" x 9'2" (6.27m x 2.80m)
- Bedroom 3  
10'11" x 10'9" (3.35m x 3.30m)
- Study  
9'9" x 7'6" (2.98m x 2.30m)

## FIRST FLOOR

- Bedroom 1  
17'1" x 12'9" (5.22m x 3.90m)
- En-suite Shower Room  
7'8" x 5'11" (2.34m x 1.81m)
- Balcony  
15'3" x 3'4" (4.67m x 1.02m)
- Bedroom 2  
15'3" x 12'9" (4.67m x 3.89m)





• Bathroom  
6'1" x 5'5" (1.86m x 1.66m)

• Shower Room  
9'1" x 6'3" ( 2.79m x 1.91m)

#### OUTSIDE

• Integral Garage  
17'5" x 9'4" (5.31m x 2.87m)

• Rear Garden  
43'0" x 24'0" (13.11m x 7.32m)

#### EXCLUSION

The loft will be retained for storage use by the landlord and is excluded from the let area.

#### HOLDING DEPOSIT

£519 (or equivalent to 1 weeks rent)

#### TENANCY DEPOSIT

£2,596 (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/)

#### INDEPENDENT REDRESS SCHEME

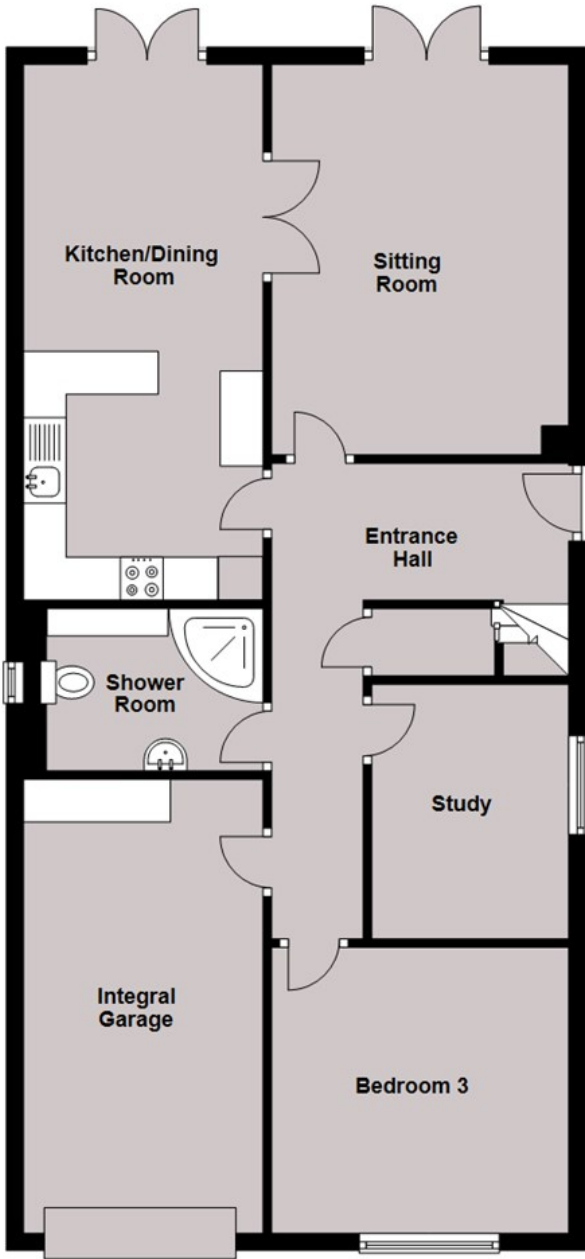
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#### CLIENT MONEY PROTECTION

Provided by ARLA

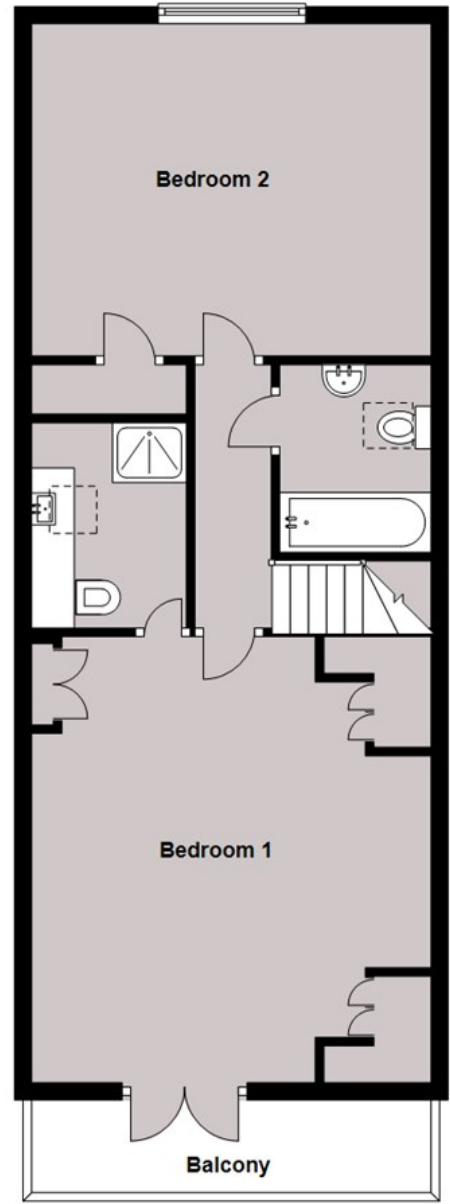
## Ground Floor

Approx. 86.9 sq. metres (935.7 sq. feet)



## First Floor

Approx. 56.9 sq. metres (612.6 sq. feet)



Total area: approx. 143.8 sq. metres (1548.3 sq. feet)

### Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77

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Energy Efficiency Rating	
Current Rating	A
Potential Rating	B
Current Score	73
Potential Score	83
Energy Efficiency Rating Legend	
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

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