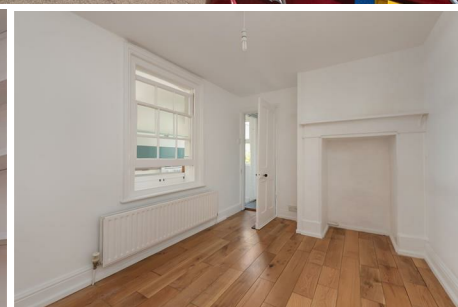
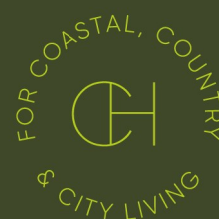


CHRISTOPHER HODGSON



Whitstable

To Let £1,695 PCM



Whitstable

3 Belmont Road, Whitstable, Kent, CT5 1QJ

An attractive victorian house conveniently positioned within 550 metres from Whitstable mainline railway station, and in close proximity to the High Street with it's highly regarded restaurants, boutique shops and café bars. The seafront is half a mile distant and a pleasant stroll along the beach will take you to Whitstable's famous working harbour.

This spacious and smartly presented family home provides 1290 sq ft (119 sq m) of accommodation arranged on the ground floor to comprise an entrance hall, generous sitting

room with bay window, a dining room, kitchen, utility room and separate cloakroom. The first floor comprises two double bedrooms, a study/third bedroom and a bathroom.

The rear courtyard garden extends to 34ft (10m) and has been landscaped for ease of maintenance and benefits from one off street parking space in a secure gated car park to the rear of the property.

No pets or smokers. Available immediately.



LOCATION

Belmont Road is a highly desirable residential location within close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just 480 metres distant, providing fast and frequent links to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
12'4" x 3'6" (3.78m x 1.07m)
- Sitting Room
12'4" x 11'7" (3.78m x 3.54m)
- Dining Room
12'5" x 10'2" (3.80m x 3.12m)

- Kitchen
14'6" x 7'0" (4.43m x 2.15m)
- Utility Room
8'0" x 5'2" (2.45m x 1.60m)
- Cloakroom
3'10" x 3'7" (1.18m x 1.11m)

FIRST FLOOR

- Bedroom 1
15'7" x 12'4" (4.77m x 3.77m)
- Bedroom 2
12'5" x 10'2" (3.80m x 3.11m)
- Bedroom 3
9'2" x 8'8" (2.80m x 2.66m)
- Bathroom
10'11" x 5'10" (3.35m x 1.80m)

OUTSIDE

- Store
8'0" x 5'8" (2.45m x 1.74m)
- Garden
34' x 17' (10.36m x 5.18m)



HOLDING DEPOSIT
£391 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,955 (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/

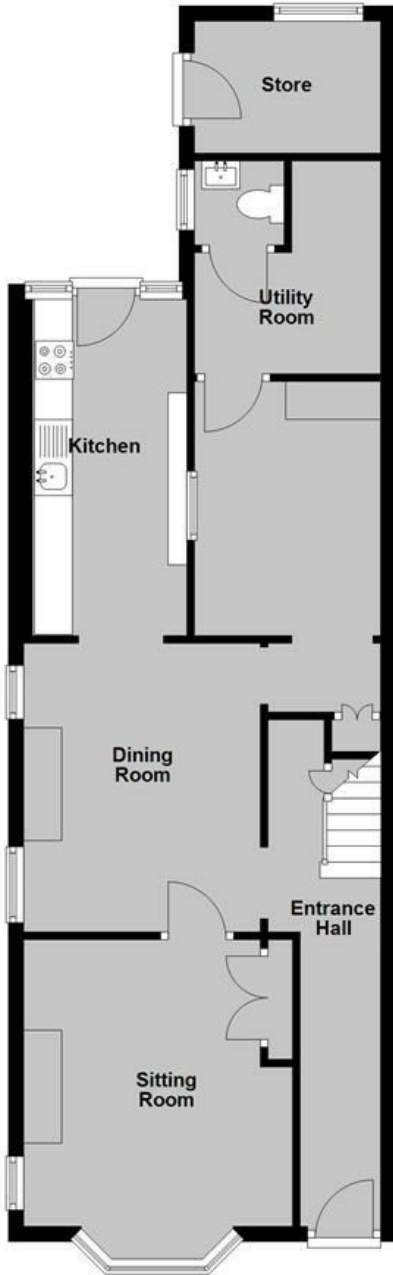
CLIENT MONEY PROTECTION
Provided by ARLA

INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman



Ground Floor

Approx. 66.6 sq. metres (716.5 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.9 sq. feet)



Total area: approx. 119.9 sq. metres (1290.4 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69.

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	Best
Very Energy Efficient (Green)	A		
Energy Efficient (Light Green)	B		
Decent (Yellow)	C		
Needs Improvement (Orange)	D		
Low Energy Efficiency (Red)	E		
Very Low Energy Efficiency (Dark Red)	F		
Lowest Energy Efficiency (Dark Red)	G		

Energy Efficiency Rating: **B**

Energy Performance Certificate (EPC) Reference: **021**

England & Wales

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

