

CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £1,650 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Apartment 1, Tankerton Heights Tower Hill, Tankerton, Whitstable, Kent, CT5 2BW

An exceptionally spacious sea facing apartment arranged over two floors and forming part of this iconic period building which is situated in a prime position on Tankerton's favoured Tower Hill, at the top of Tankerton Slopes. A desirable central location, moments from shops and amenities, Tankerton seafront, and a short stroll to Whitstable mainline station which is 0.7 miles distant.

The generous accommodation totals approximately 1,400 sq ft (130 sq m) and is arranged on the ground floor to provide an entrance hall, sitting room, two double bedrooms, a bathroom and cloakroom. At basement level there is a hallway, kitchen/breakfast room and a utility room.

The property benefits from two allocated parking spaces accessed via Park Avenue as well as South facing communal garden to the rear of the building.

No smokers. Available from late November.



LOCATION

Tower Hill is amongst Tankerton's most sought after locations and is conveniently situated in an elevated position at the top of Tankerton Slopes, commanding views over the bay and beyond. It is just a short stroll from popular Tankerton Road, with its range of shops, restaurants and other local amenities. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, 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
14'5" x 7'4" (4.40m x 2.25m)

• Sitting Room
24'0" x 14'6" (7.33m x 4.43m)

• Bathroom
9'3" x 7'4" (2.83m x 2.25m)

• Bedroom 1
15'5" x 11'6" (4.71m x 3.51m)

• Bedroom 2
12'2" x 11'10" (3.72m x 3.61m)

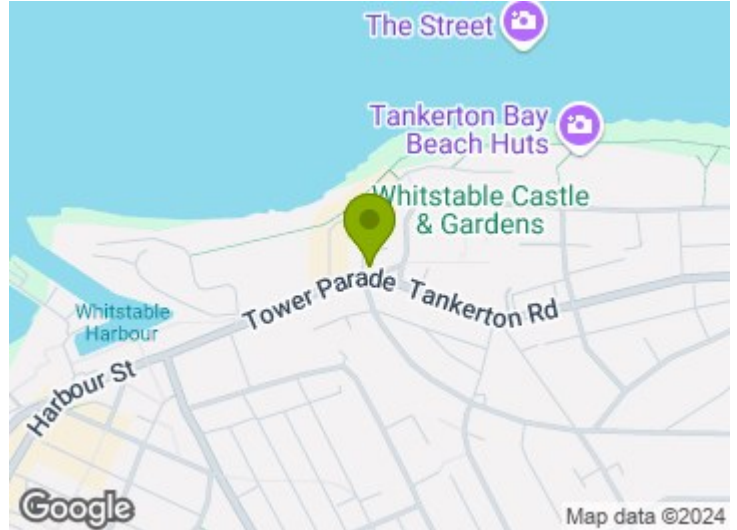
• Cloakroom

BASEMENT

• Hallway

• Kitchen/Breakfast Room
24'0" x 14'6" (7.33m x 4.43m)

• Utility Room
9'3" x 6'6" (2.82m x 2.00m)



HOLDING DEPOSIT
£380 (or equivalent to 1 weeks rent)

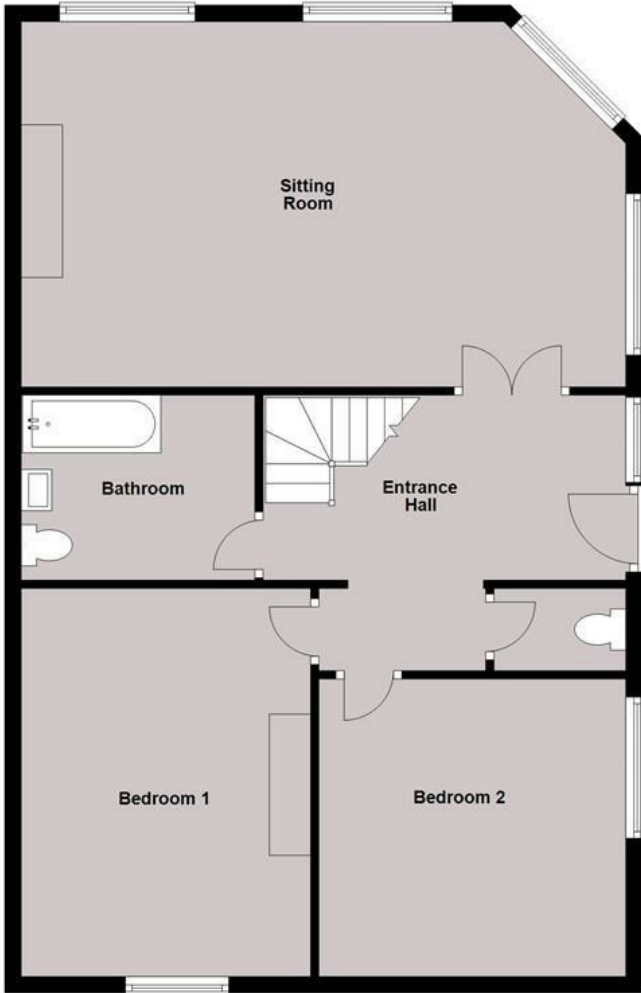
TENANCY DEPOSIT
£1903 (or equivalent to 5 weeks rent)

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/

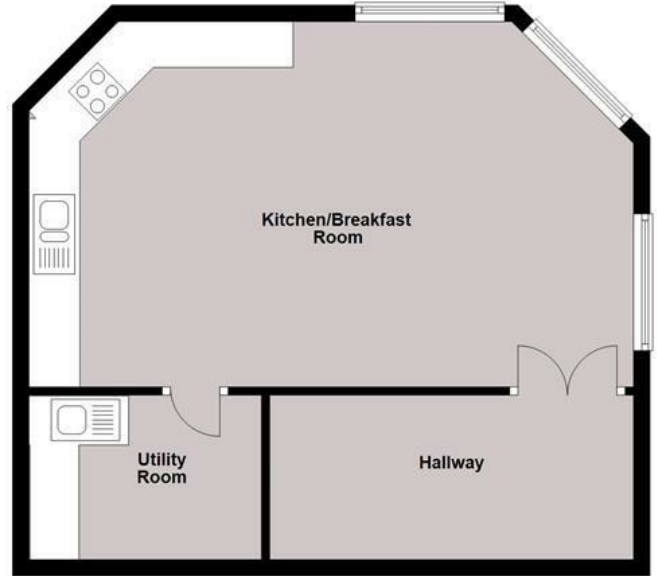
CLIENT MONEY PROTECTION
Provided by ARLA

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

Ground Floor
Approx. 83.9 sq. metres (903.2 sq. feet)



Basement
Approx. 46.2 sq. metres (497.3 sq. feet)



Total area: approx. 130.1 sq. metres (1400.5 sq. feet)

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

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	Target
100 kWh/m ² per year	A		
71-100 kWh/m ² per year	B		
41-70 kWh/m ² per year	C		
21-40 kWh/m ² per year	D		
9-20 kWh/m ² per year	E		
1-8 kWh/m ² per year	F		
0 kWh/m ² per year	G		

Energy Efficiency Rating: 78 (Current), 60 (Target)

England & Wales | EPC Directive 2002/91/EC

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

