

CHRISTOPHER HODGSON



Whitstable

To Let £1,950 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

The Grain Store, 12 Sea Street, Whitstable, Kent, CT5 1AN

The Grain Store is a unique detached period building ideally positioned in the heart of fashionable Whitstable, nestled amongst fisherman's cottages and just moments from the beach, working harbour, individual shops, cafes, bars and seafood restaurants for which the town has become renowned. Whitstable station is approximately 0.7 of a mile distant.

Built circa 1878 and converted into a dwelling in 1989, this unconventional property exudes charm and character and benefits from light and spacious accommodation arranged over three floors.

The first floor is accessed via the main entrance to the house from Sea Wall, and comprises a dramatic open-plan loft style living space beneath a partially vaulted ceiling which includes a sitting room, dining area, smartly fitted kitchen and a cloakroom. The remainder of the accommodation includes three bedrooms and two bathrooms. There is also a large integral garage; a rare commodity in this location.

No pets or smokers. Available from early December.



LOCATION

Sea Street is situated in Whitstable's desirable conservation area in close proximity to the town centre and is accessible to the beach, High Street, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a wide range of amenities including boutique shops, highly regarded restaurants, watersports facilities and working harbour.

Whitstable station (0.7 of a mile distant) provides fast and frequent links to London (Victoria) in approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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:

FIRST FLOOR

- Entrance Hall
- Sitting Room
25'9" x 21'3" (7.87m x 6.50m)

- Dining Room
14'2" x 11'6" (4.32m x 3.51m)

- Kitchen
10'11" x 8'3" (3.33m x 2.54m)

- Cloakroom

GROUND FLOOR

- Hall
- Bedroom 1
12'9" x 10'2" (3.89m x 3.12m)
- En-Suite Bathroom
- Integral Garage
19'10" x 14'9" (6.05m x 4.50m)

SECOND FLOOR

- Galleried Landing
- Bedroom 2
15'3" x 11'5" (4.67m x 3.48m)
- En-Suite Shower Room
- Bedroom 3
13'8" x 12'11" (4.19m x 3.96m)



HOLDING DEPOSIT
£450 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£2,250 (or equivalent to 5 weeks rent)

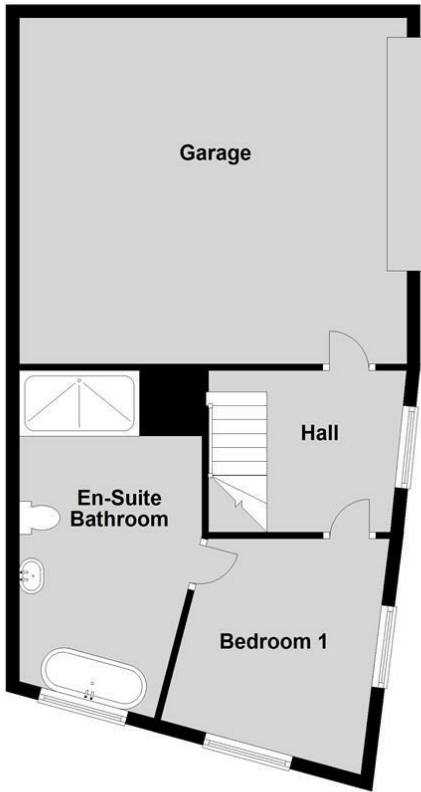
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

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

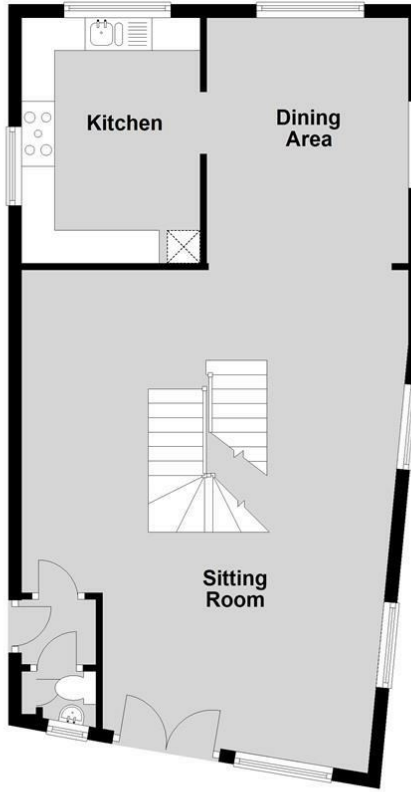
Ground Floor

Approx. 62.0 sq. metres (667.6 sq. feet)



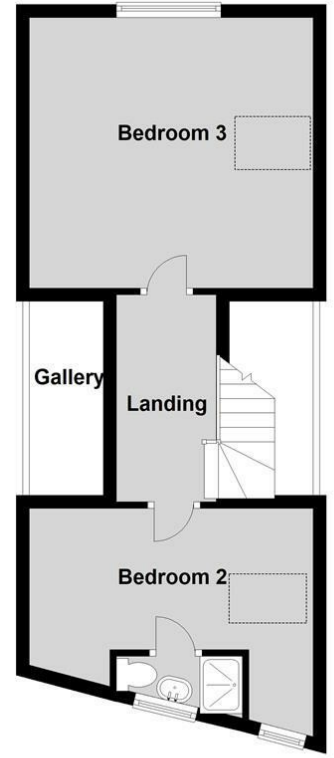
First Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



Second Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



Total area: approx. 160.1 sq. metres (1723.5 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	Target
Most energy efficient (Lowest rating point)	A		
Very good	B		
Good	C	74	82
Fair	D		
Below average	E		
Poor	F		
Least energy efficient (Highest rating point)	G		

England & Wales
EPC Directive
2002/91/EC

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