

CHRISTOPHER HODGSON



Whitstable

To Let £1,600 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

6 Victoria Mews Regent Street, Whitstable, Kent, CT5 1FH

A spacious and smartly presented modern town house ideally situated in a highly desirable central location, moments from the bustling High Street with its range of independent shops, cafes and eateries, 300 metres from the beach and half a mile from Whitstable station.

The accommodation is arranged over three floors and comprises an entrance hall, sitting/dining room with bi-folding doors opening to the courtyard garden, a

contemporary kitchen and a cloakroom. There are three generous bedrooms and two stylish bathrooms, including an en-suite shower room to the principal bedroom.

No smokers. Available Immediately.



LOCATION

Regent Street is a highly desirable road within the town's conservation area in central Whitstable, accessible to shops, bus routes and station. Whitstable is an increasingly popular and 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 moments away, providing fast and frequent links to London (Victoria) 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:

- Entrance Hall
11'0" x 6'5" (3.36m x 1.98m)
- Sitting/Dining Room
15'9" x 12'10" (4.81m x 3.92m)
- Kitchen
11'0" x 6'0" (3.36m x 1.84m)
- Cloakroom
7'9" x 3'0" (2.37m x 0.92m)

FIRST FLOOR

- Bedroom 2
10'9" x 9'11" (3.29m x 3.03m)
- Bedroom 3
12'10" x 9'6" (3.92m x 2.90m)
- Bathroom
7'0" x 6'1" (2.15m x 1.86m)

SECOND FLOOR

- Bedroom 1
12'10" x 12'9" (3.92m x 3.90m)
- Shower Room
7'1" x 6'1" (2.16m x 1.86m)

OUTSIDE

- Courtyard Garden
- Parking
The property benefits from one allocated parking space located to the rear of the property.

HOLDING DEPOSIT

£369 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,846 (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 <https://www.christopherhodgson.co.uk/property-services/tenant-fees/>

CLIENT MONEY PROTECTION

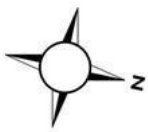
Provided by ARLA

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

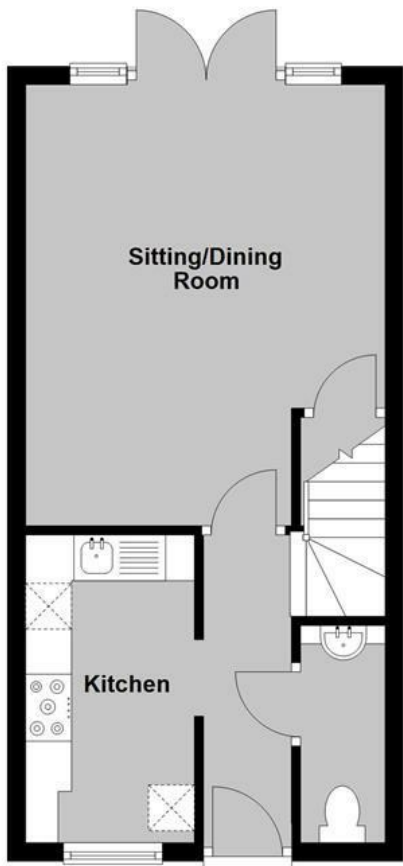
Disclosure of Interest

In accordance with the Estate Agents Act 1979 intending purchasers are advised that the landlord of this property is a relative of an employee of Christopher Hodgson Estate Agents.



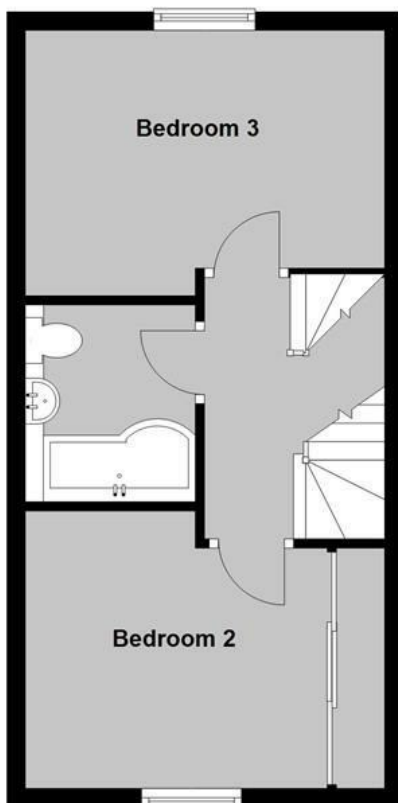
Ground Floor

Approx. 32.6 sq. metres (351.3 sq. feet)



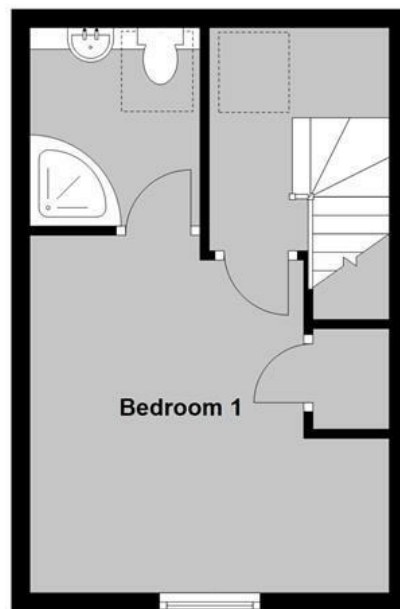
First Floor

Approx. 32.4 sq. metres (348.9 sq. feet)



Second Floor

Approx. 24.2 sq. metres (260.1 sq. feet)



Total area: approx. 89.2 sq. metres (960.3 sq. feet)

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

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Energy Efficiency Rating	
Very energy efficient (A+)	78
Energy efficient (A)	79
Decent (B)	80
Below average (C)	81
Below average (D)	82
Below average (E)	83
Below average (F)	84
Below average (G)	85

England & Wales

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