

CHRISTOPHER HODGSON



Whitstable

To Let £1,750 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

19 Collingwood Road, Whitstable, Kent, CT5 1ED

A spacious detached chalet bungalow situated on a peaceful private road with superb views over Whitstable Golf Course. The property is moments from the beach and within close proximity to the bustling town centre and station (0.7 miles).

The generously proportioned and beautifully presented accommodation is arranged on the ground floor to provide an entrance hall, sitting room with doors opening to a decked terrace, smartly fitted contemporary kitchen open-plan to a dining room and a sleek modern shower room. The first floor comprises two double bedrooms and a cloakroom.

A detached garage and the driveway provide off street parking for a number of vehicles. The rear gardens extend to 71ft (23m).

No smokers. Furnishings included. Immediately Available.



LOCATION

Collingwood Road is situated between West Cliff and Island Wall and runs parallel to the golf course over which the property commands far reaching views. It is a convenient and desirable location moments from the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. Just a short stroll will take you into the High Street with its diverse range of boutique shops and highly regarded restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room
20'2" x 11'7" (6.15m x 3.53m)

- Kitchen/Dining Room
20'3" x 11'9" (6.17m x 3.58m)

- Shower Room

FIRST FLOOR

- Bedroom 1
14'04" x 11'10" (4.37m x 3.61m)
- Bedroom 2
11'10" x 11'7" (3.61m x 3.53m)
- Cloakroom

OUTSIDE

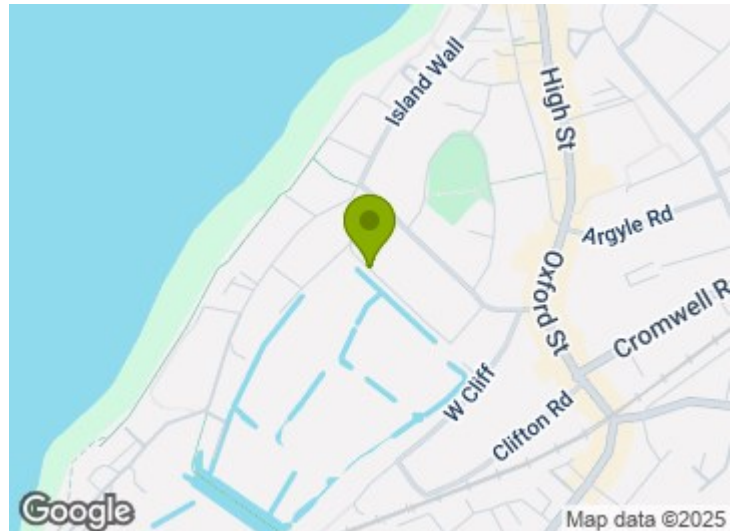
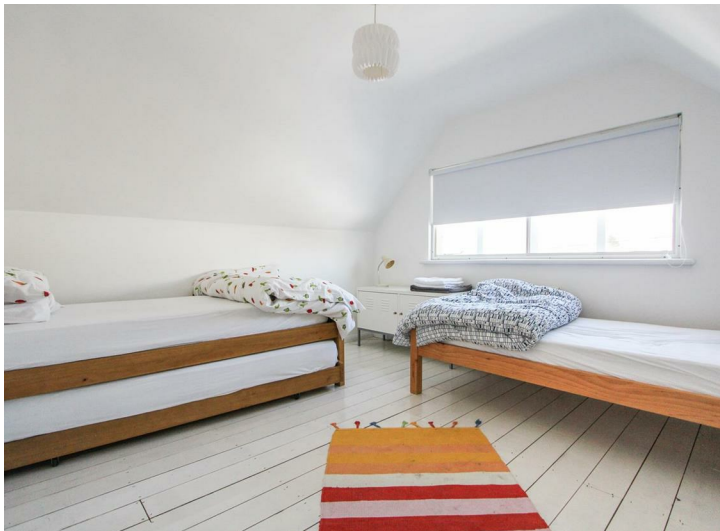
- Detached Garage
17'5" x 9'8" (5.31m x 2.95m)
- Rear Garden
75' x 49' (22.86m x 14.94m)

HOLDING DEPOSIT

£403 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£2,019 (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/

INDEPENDENT REDRESS SCHEME

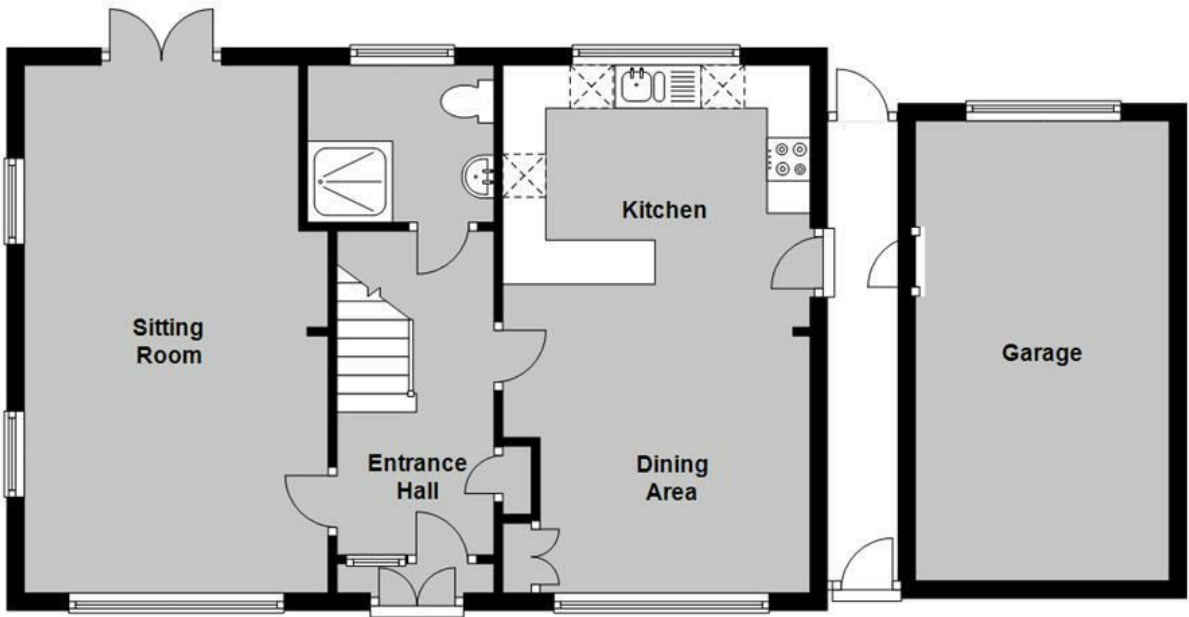
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CLIENT MONEY PROTECTION

Provided by ARLA

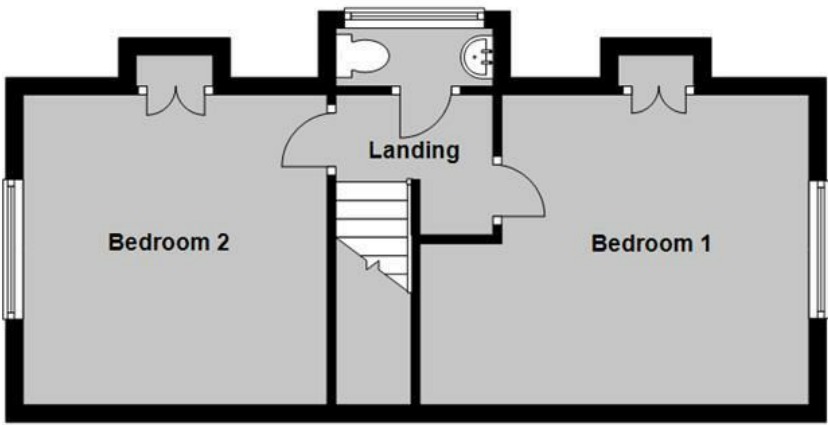
Ground Floor

Approx. 56.1 sq. metres (603.3 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



Total area: approx. 91.5 sq. metres (984.7 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25

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Energy Efficiency Rating	
Very energy efficient (newest properties)	Best
A	82
B	
C	
D	51
E	
F	
G	
Very energy inefficient (oldest properties)	
England & Wales	
EPC Rating	

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