

CHRISTOPHER HODGSON



**Seasalter, Whitstable**  
**To Let** £2,750 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

# Seasalter, Whitstable

## *Granville House Allan Road, Seasalter, Whitstable, Kent, CT5 4AH*

A substantial coastal home, enviably positioned on the desirable Granville Cliff private estate, moments from Seasalter Beach and with magnificent views of the sea from the upper floors. A pleasant stroll along the coastline will take you to Whitstable town centre which boasts an array of boutique shops, highly regarded restaurants and cafes, and Whitstable mainline station (2 miles).

Granville House is presented in a smart contemporary style throughout. The spacious accommodation is arranged over three floors to comprise an entrance hall, sitting room open plan to a dining room, a large kitchen/breakfast room with utility room, and a ground floor shower room. The first and second floors are

arranged to provide five bedrooms, with two ensuite bathrooms and a family bathroom. One of the five bedrooms leads onto a generous roof terrace from where extensive views of the sea can be enjoyed, not to mention the breath-taking sunsets over the bay.

Outside, the mature gardens enjoy a Westerly aspect, and a shingled driveway provides off-street parking.

No smokers. Available from mid-August.



### LOCATION

Allan Road is situated within close proximity to the sea and forming part of the desirable Granville Cliff Estate which is situated on the outskirts of Whitstable. The property is accessible to the town centre either via Joy Lane or by walking along the seafront. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and water skiing facilities as well as a range of educational facilities. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes).

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall
- Sitting Room  
15'7" x 12'9" (4.75m x 3.89m)

- Dining Room  
13'2" x 10'8" (4.02m x 3.24m)  
at maximum points

- Kitchen/ Breakfast Room  
17'6" x 16'2" (5.33m x 4.92m)

- Utility Room  
6'0" x 5'7" (1.83m x 1.70m )

- Shower Room  
8'9" x 6'1" (2.67m x 1.85m)

#### FIRST FLOOR

- Bedroom 1  
16'4" x 12'2" (4.98m x 3.71m)

- En-Suite Bathroom  
8'3" x 8'2" (2.51m x 2.49m)

- Bedroom 2  
12'9" x 10'6" (3.88m x 3.20m)

- En-Suite Bathroom  
9'4" x 5'4" (2.84m x 1.63m)

- Bedroom 3  
12'9" x 6'0" (3.88m x 1.84m)





- Bathroom  
6'7" x 4'8" (2.01m x 1.42m)

## SECOND FLOOR

- Bedroom 4  
11'6" x 7'10" (3.50m x 2.38m)
- Bedroom 5  
12'0" x 7'10" (3.65m x 2.38m)
- Roof Terrace  
22'6" x 12'3" (6.86m x 3.73m)

## OUTSIDE

- Rear Garden

## SOLAR ENERGY

The property benefits from Photovoltaic solar panels that contribute to the electricity supply.

## EXCLUSION

The storage eaves cupboards at second floor level are retained for the landlords and are excluded from the let area.

## HOLDING DEPOSIT

£634 (or equivalent to 1 weeks rent)

## TENANCY DEPOSIT

£3,173 (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/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

## CLIENT MONEY PROTECTION

Provided by ARLA

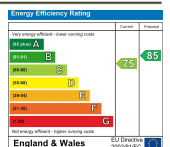
## INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



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

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