

CHRISTOPHER HODGSON



**Whitstable**

**To Let** £950 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Whitstable

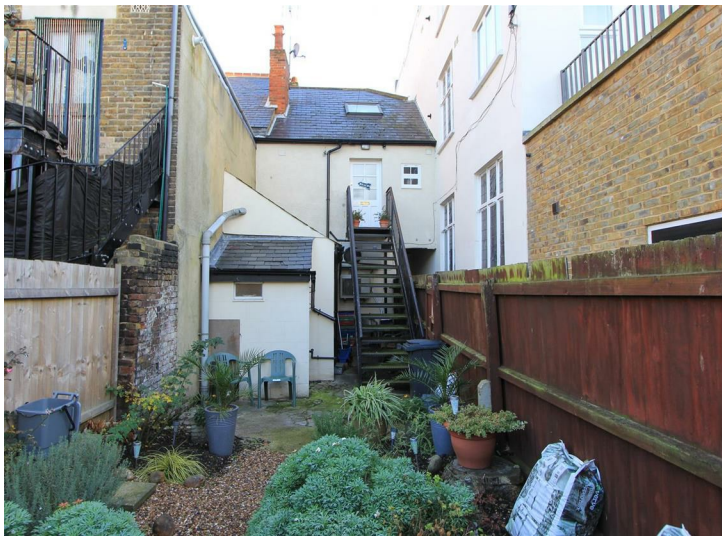
## *20a High Street, Whitstable, Kent, CT5 1BQ*

A spacious first floor flat presented in sleek contemporary style throughout. The property is ideally situated in a prime central location close to Whitstable mainline railway station (approximately 0.5 miles distant) and with access to a variety of local shops, bus routes, local amenities and the seafront which is less than 300 ft away.

The well-proportioned accommodation comprises an open plan kitchen/dining/living area, one double

bedroom and a smartly fitted shower room. Outside, there is a courtyard garden laid to shingle.

No smokers. Immediately available.



### LOCATION

Whitstable High Street is a highly sought after location enviably positioned in the heart of town providing convenient access to a diverse range of local shops, restaurants, the seafront, bus routes and recreational amenities and a short walk away from the town's fashionable Harbour Street. Whitstable mainline railway station offers frequent services 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:

#### FIRST FLOOR

- Entrance Hall 4'11" x 3'8" (1.52m x 1.12m)
- Kitchen/Dining/Sitting Room 27'11" x 15'1" (8.53m x 4.60m)
- Shower Room 10'4" x 4'9" (3.15m x 1.47m)

#### SECOND FLOOR

- Bedroom 16'2" x 15'3" (4.93m x 4.65m)

### OUTSIDE

- Garden

#### Water Charge

A contribution for water charges is payable direct to the landlord with the rent at the rate of £50 per calendar month.

#### HOLDING DEPOSIT

£219 (or equivalent to 1 weeks rent)

#### TENANCY DEPOSIT

£1,096 (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

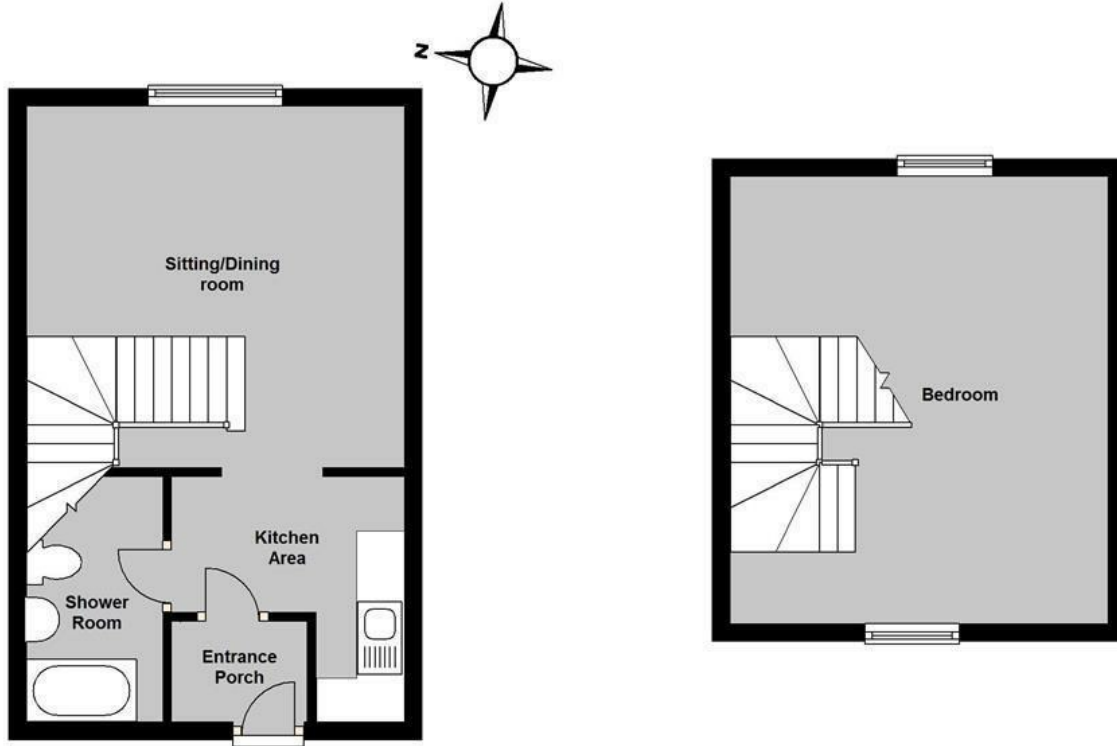
#### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



**First Floor**  
Approx. 28.3 sq. metres (304.5 sq. feet)

**Second Floor**  
Approx. 21.2 sq. metres (228.7 sq. feet)



Total area: approx. 49.5 sq. metres (533.2 sq. feet)

**Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.**

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| Energy Efficiency Rating |                |               |       |
|--------------------------|----------------|---------------|-------|
| Energy Efficiency Rating | Current Rating | Target Rating | Notes |
| Energy Efficiency Rating | A              | B             |       |
| Energy Efficiency Rating | B              | C             |       |
| Energy Efficiency Rating | C              | D             |       |
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