

CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £1,100 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Flat 1, South Lodge, 19 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AB

A bright and spacious purpose built ground floor flat conveniently positioned for access to both Whitstable and Tankerton, the seafront, bus routes and Whitstable mainline railway station (0.6 miles).

The smartly presented and comfortably proportioned accommodation comprises an entrance hall, sitting room, kitchen, two double bedrooms and a bathroom. The flat

also benefits from an allocated parking space located to the rear of the building, accessed via South Lodge Close.

No smokers. Available from mid November.



LOCATION

Tankerton Road is a desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local shops, bus routes, Tankerton slopes and the seafront. Whitstable mainline railway station offers frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. Whitstable is less than 1 mile distant and provides a range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars, well regarded restaurants and working harbour for which the town has become renowned. 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:

- Communal Entrance Hall
- Entrance Hall
- Sitting Room
13'9" x 10'0" (4.19m x 3.05m)
- Kitchen
10'11" x 8'10" (3.33m x 2.69m)

- Bedroom 1
13'10" x 10'11" (4.22m x 3.33m)

- Bedroom 2
9'11" x 9'11" (3.02m x 3.02m)

- Bathroom
7'9" x 5'6" (2.36m x 1.68m)

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

HOLDING DEPOSIT

£253 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,269 (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

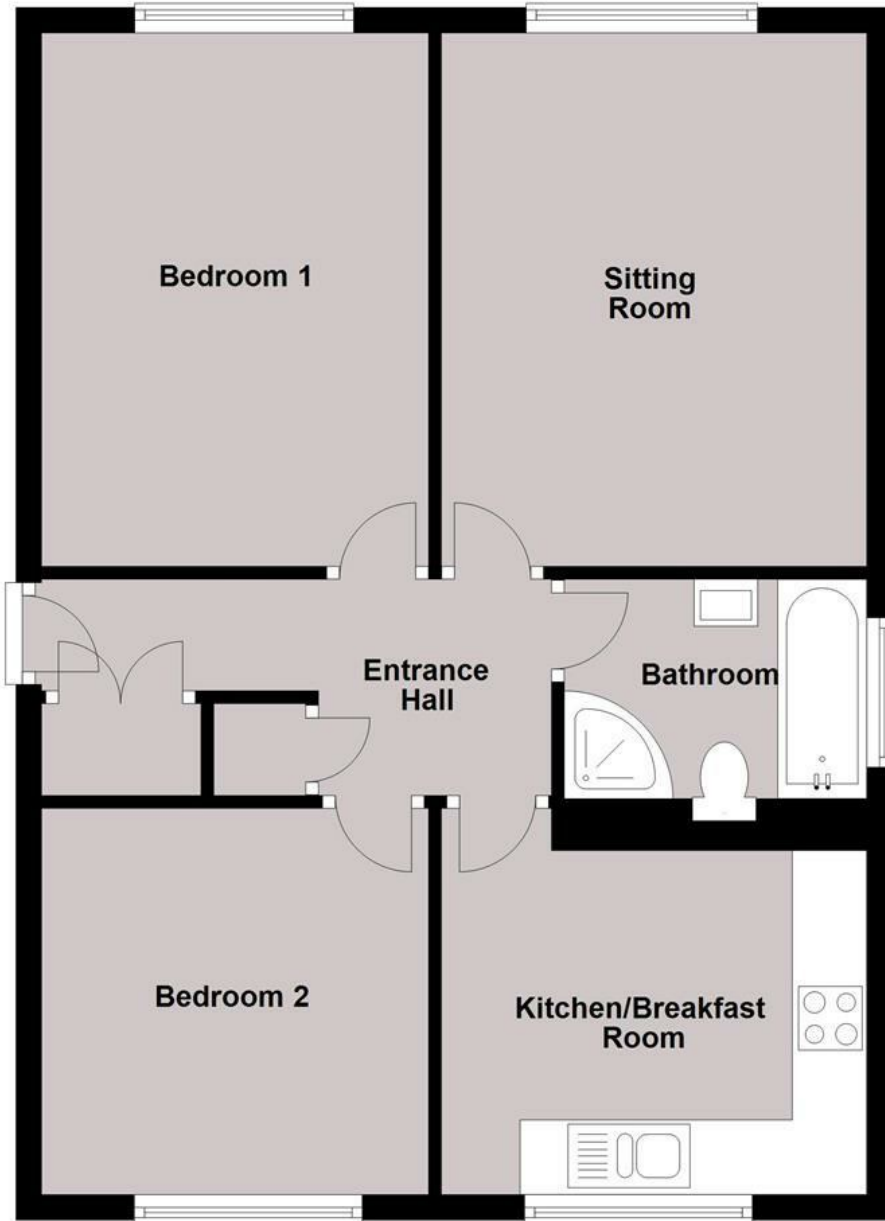
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



Ground Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



Total area: approx. 59.2 sq. metres (637.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating	
100% energy efficient (lowest carbon rating)	Current
A	77
B	69
C	
D	
E	
F	
G	
Least energy efficient (highest carbon rating)	
England & Wales	
EU Directive 2002/91/EC	

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