

CHRISTOPHER HODGSON



Whitstable

To Let £2,250 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Threeways, 149 Island Wall, Whitstable, Kent, CT5 1DY

A significantly extended 1930's semi-detached house on one of Whitstable's most desirable roads, moments from the beach and within close proximity of the bustling town which benefits from a range of independent shops and highly regarded restaurants. Whitstable's working harbour is a pleasant stroll away and the mainline station is less than one mile distant (0.8 miles).

The comfortably proportioned and beautifully presented accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, sitting room open-plan to the dining room, a study area, a spacious kitchen/breakfast room with contemporary fitted kitchen

and a utility/cloakroom. The first floor comprises three bedrooms and a bathroom, and views across the golf course can be enjoyed from the second bedroom.

The delightful rear garden has been beautifully landscaped, extending to 105ft (32m). To the rear of the garden is a timber car port with separate store room and an area of off road parking accessed via a lane from Island Wall. There is also additional parking for several vehicles to the front of the house.

No smokers. Available immediately.



LOCATION

Island Wall is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned. The beach is literally moments away and a pleasant stroll, either along Island Wall or across the golf course, will take you into the town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of busy shops, Post Office and restaurants specialising in local seafood. The mainline railway station at Whitstable provides 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:

GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 13'1" x 12'2" (4.01m x 3.73m)

- Dining Room 13'3" x 10'5" (4.05m x 3.19m)
- Study Area 8'2" x 6'11" (2.49m x 2.13m)
- Kitchen/Breakfast Room 18'2" x 15'3" (5.54m x 4.67m)

FIRST FLOOR

- Bedroom 1 12'9" x 10'9" (3.89m x 3.28m)
- Bedroom 2 11'7" x 11'6" (3.54m x 3.52m)
- Bedroom 3 8'5" x 7'10" (2.57m x 2.39m)
- Bathroom

OUTSIDE

- Rear Garden 105" x 32" (32.00m x 9.75m)
- Car Port 20'6" x 10'0" (6.27m x 3.07m)
- Store 20'6" x 7'8" (6.27m x 2.34m)
- Parking

HOLDING DEPOSIT

£519 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£2,596 (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/

CLIENT MONEY PROTECTION

Provided by ARLA

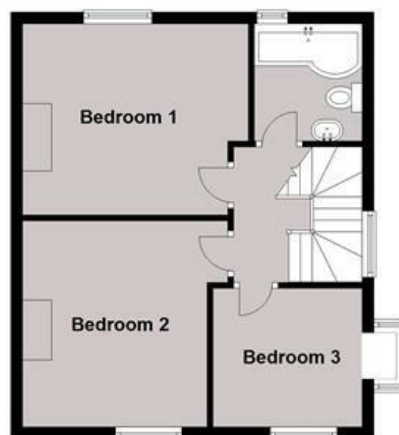
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



First Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 127.2 sq. metres (1368.8 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.05.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part a contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection of the property and the statement in the correct form of fact statement. 3 The statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating

Very energy efficient - lower running costs

A B C D E F G

77 88

Not energy efficient - higher running costs

Enland & Wales

EU Directive

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

