

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

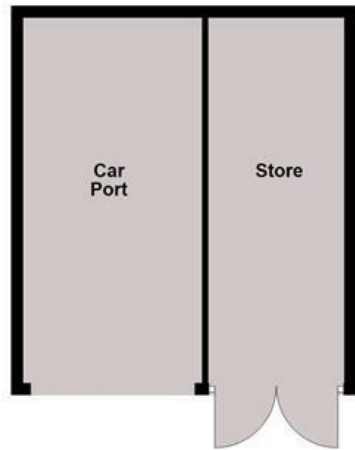
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CLIENT MONEY PROTECTION

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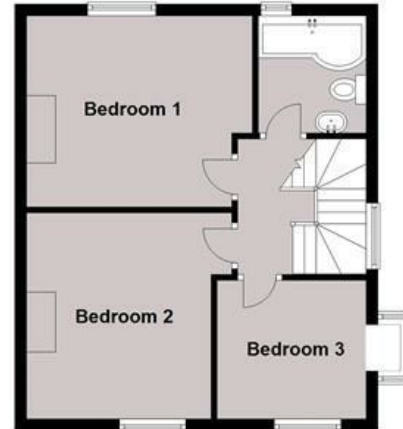
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Ground Floor
Approx. 86.6 sq. metres (931.6 sq. feet)



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.

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Energy Efficiency Rating	
Very energy efficient (newest category)	Best A
Energy efficient	B
Decent	C
Needs improvement	D
Low energy efficiency	E
Very low energy efficiency	F
Least energy efficient (oldest category)	G
Energy efficiency score	47.7
England & Wales	47.7

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