CHRISTOPHER HODGSON









Whitstable
To Let £1,595 PCM



Whitstable

7 Linnet Avenue, Whitstable, Kent, CT5 4TN

Commanding far-reaching views towards the sea and Whitstable's stunning sunsets from an elevated position, this generously proportioned semi-detached home occupies a peaceful setting at the end of a cul-de-sac.

Seasalter Beach, M&S Foodhall, Estuary View medical centre and bus routes are all within half a mile, while Whitstable town centre (1.3 miles), supermarkets, amenities, and Whitstable station are also easily accessible.

The smartly presented accommodation is arranged on the ground floor to provide an entrance porch, entrance hall,

sitting room, kitchen, dining room and a utility room. To the first floor there are three bedrooms and a bathroom.

The garden is predominantly laid to lawn and extends to 41ft (12.5m). The property also benefits from access to a large garage and a driveway, providing off-street parking for several vehicles.

No smokers. Available immediately.







LOCATION

The property benefits from a quiet position away from the road in Linnet Avenue, a peaceful cul-de-sac in a desirable residential area of Whitstable, which is an increasingly popular and fashionable town by the sea. Whitstable benefits from a bustling High Street with 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. Whitstable mainline railway station (approximately 1.6 miles distant) 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 dual carriage way provides a link to the M2 and A2 giving access to the Channel ports and motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Porch
- Entrance Hall 13'1" x 3'10" (3.99m x 1.17)
- Sitting Room 24'11" x 10'3" (7.61m x 3.13m)

- Kitchen 10'5" x 8'3" (3.19m x 2.54m)
- Dining Room 14'3" x 7'2" (4.35m x 2.19m)
- Cloakroom 5'6" x 28'5" (1.70m x 8.68m)
- Utility Room 5'7" x 5'2" (1.72m x 1.58)

FIRST FLOOR

- Bedroom 1 12'0" x 10'1" (3.68m x 3.08)
- Bedroom 2 12'6" x 9'7" (3.83m x 2.94)
- Bedroom 3 9'6" x 7'4" (2.92m x 2.26m)
- Bathroom 6'0" x 5'7" (1.83m x 1.71m)

OUTSIDE

- Garden 41'0" x 36'1" (12.50m x 11m)
- Double Garage 18'2" x 14'5" (5.55m x 4.41m)
- Parking

HOLDING DEPOSIT £368 (or equivalent to 1 weeks rent)

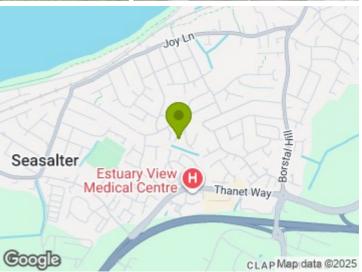
TENANCY DEPOSIT £1,840 (or equivalent to 5 weeks rent)











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

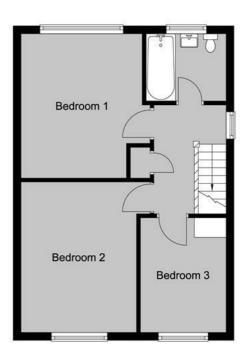
Ground Floor

Main area: approx. 55.1 sq. metres (593.0 sq. feet) Plus Garage: Approx. 21.4 sq. metres (230.3 sq. feet)

First Floor

Main area: approx. 39.8 sq. metres (428.4 sq. feet)







Main area: Approx. 116.3 sq. metres (1251.8 sq. feet) Including Garage

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

Christopher Hodgson Estate Agents for itself and as for the vendor of 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 an offer or a Contract. 2 Reasonableendeavours 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, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state 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. I I Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor 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. No res



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





