

CHRISTOPHER HODGSON



Seasalter, Whitstable
To Let £2,500 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Seasalter, Whitstable

78 St Marys Grove, Seasalter, Whitstable, Kent, CT5 4AB

An impressive modern detached house situated on a private road on the desirable Granville Cliff Estate, within just 300 feet of Seasalter beach and accessible to shops, bus routes and schools. This generous family home has been built to a high specification and is finished in a sleek contemporary style throughout with accommodation totalling 1883 sq ft (175 sq m).

To the ground floor there is a large open plan living area with two sets of sliding doors opening to the South facing rear garden, a smartly fitted kitchen/breakfast room, entrance hall, study, utility room and a cloakroom. To the

first floor there are four bedrooms and a family bathroom, and the principal bedroom benefits from an en-suite shower room and an enclosed balcony.

The delightful South facing garden extends to 50ft (15 m). A block paved driveway provides off road parking for a number of vehicles.

No smokers. Available immediately.



LOCATION

St Mary's Grove is a private road within close proximity to the sea and forming part of the desirable Granville Cliff Estate which is situated on the outskirts of Whitstable. The property is accessible to the town centre either via Joy Lane or by walking along the seafront. Whitstable benefits from a range of individual retail outlets, cafes, bars and seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys winding streets of former fishermen's cottages, long stretches of shingle beaches, good yachting and water skiing facilities as well as a range of educational facilities. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins).

ACCOMMODATION

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

- Entrance Hall 18'4" x 11'5" (5.61m x 3.48m)
- Open-Plan Living Area 26'6" x 17'1" (8.10m x 5.23m)
- Kitchen/Breakfast Room 14'11" x 14'9" (4.57m x 4.50m)

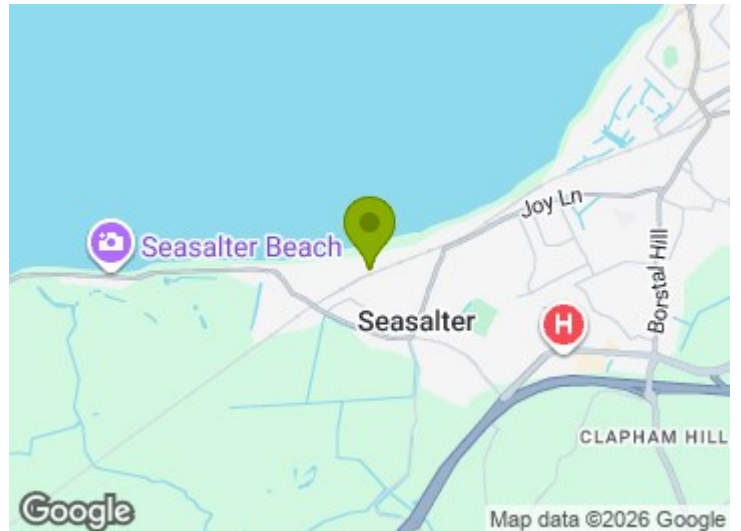
- Study 14'9" x 9'6" (4.50m x 2.90m)
- Utility Room 17'7" x 6'5" (5.38m x 1.96m)
- Bedroom 1 16'11" x 12'5" (5.18m x 3.81m)
- En-Suite Shower Room 8'2" x 5'10" (2.49m x 1.78m)
- Balcony 9'6" x 3'8" (2.92m x 1.14m)
- Bedroom 2 12'0" x 9'10" (3.66m x 3.02m)
- Bedroom 3 12'11" x 9'8" (3.96m x 2.95m)
- Bedroom 4 9'8" x 9'6" (2.95m x 2.92m)
- Bathroom 8'3" x 7'4" (2.54m x 2.26m)
- Rear Garden 49'11" x 35'11" (15.24m x 10.97m)
- Driveway

HOLDING DEPOSIT

£576 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£2,884 (or equivalent to 5 weeks rent)



TENANCY INFORMATION

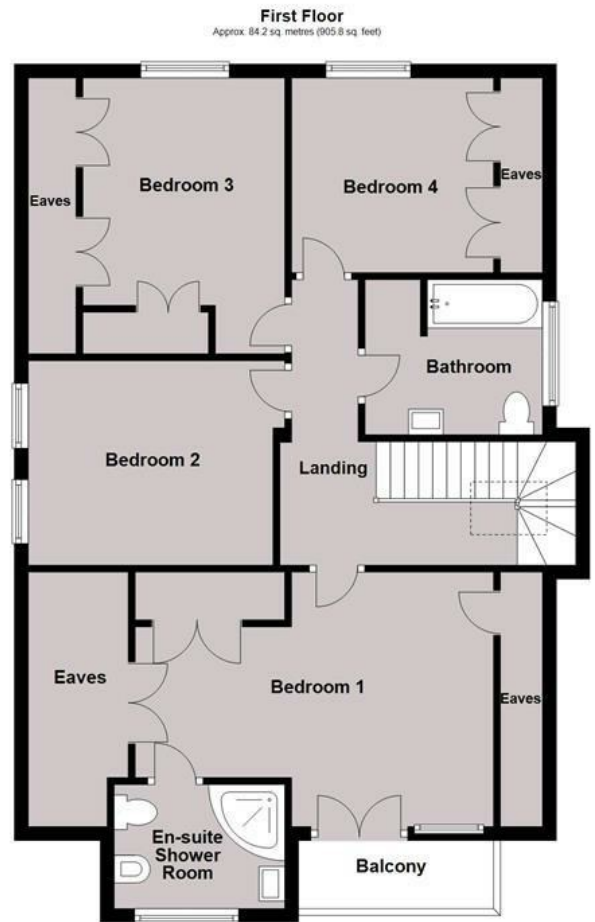
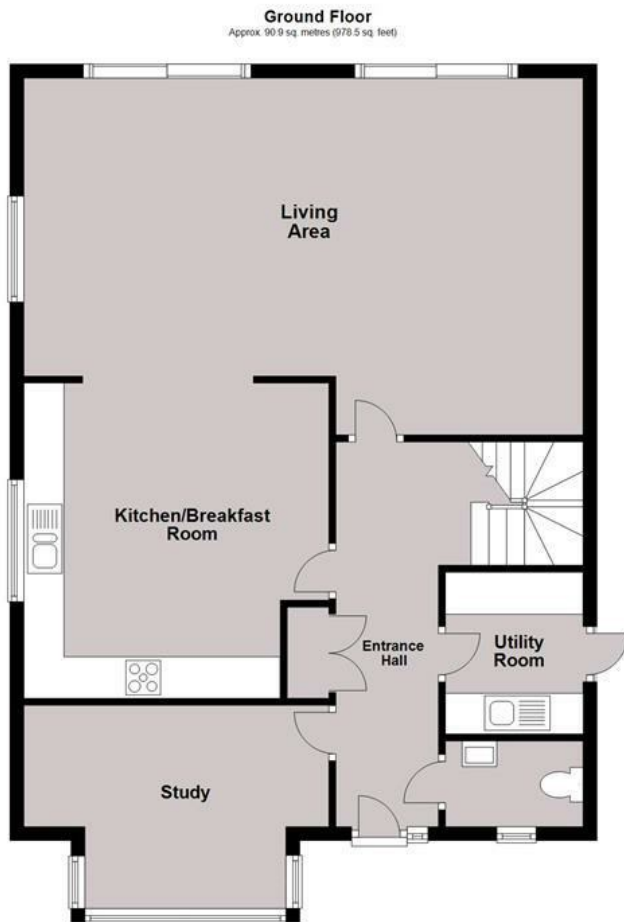
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



Total area: approx. 175.1 sq. metres (1884.3 sq. feet)

Council Tax Band G. The amount payable under tax band G for the year 2026/2027 is £3,996.65.

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 an offer or 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, 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 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 (newest properties)	93-93
A	
B	
C	
D	
E	
F	
G	
Energy efficient (older buildings)	
England & Wales	

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

