

CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**To Let** £2,000 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Tankerton, Whitstable

*Fir Tree Cottage, Tower Road, Tankerton, Whitstable, Kent, CT5 2ER*

A spacious and well-appointed family home, ideally situated in a prime central position within a favoured private cul-de-sac, conveniently located for the shops and amenities of both Tankerton and Whitstable, the seafront, Whitstable harbour, and the railway station (0.4 miles).

The beautifully presented and comfortably proportioned accommodation comprises a generous entrance hall, a sitting room with doors opening to the garden, a dining room opening to a smartly fitted kitchen, a utility room, study and cloakroom. To the first floor are four double bedrooms and two bathrooms. The property also benefits from an integral garage, which has been partitioned to

create two separate storage areas.

The attractive rear garden enjoys a Westerly aspect and extends to 40ft (12m), providing a pleasant outdoor space. A driveway to the front of the property provides off-street parking for a number of vehicles.

Available from late May.



## LOCATION

Tower Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway station offers frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes.

Whitstable is approximately a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops as well as fashionable restaurants, cafe bars, working harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

## ACCOMMODATION

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

### GROUND FLOOR

- Entrance Hall

- Sitting Room 13'4" x 13'0" (4.06m x 3.96m)
- Dining Room 13'4" x 9'11" (4.06m x 3.02m)
- Kitchen 9'5" x 9'0" (2.87m x 2.74m)
- Utility Area 9'5" x 4'4" (2.87m x 1.32m)
- Study 11'2" x 9'7" (3.40m x 2.92m)

### FIRST FLOOR

- Bedroom 1 11'11" x 11'7" (3.63m x 3.53m)
- Bedroom 2 11'11" x 9'11" (3.63m x 3.02m)
- Bedroom 3 10'8" x 10'5" (3.25m x 3.18m)
- Bedroom 4 11'2" x 9'6" (3.40m x 2.90m)
- Bathroom 9'8" x 7'11" (2.95m x 2.41m)
- Bathroom 7'9" x 7'7" (2.36m x 2.31m)

### OUTSIDE

- Garden 40' x 20' (12.19m x 6.10m)



**HOLDING DEPOSIT**  
£461 (or equivalent to 1 weeks rent)

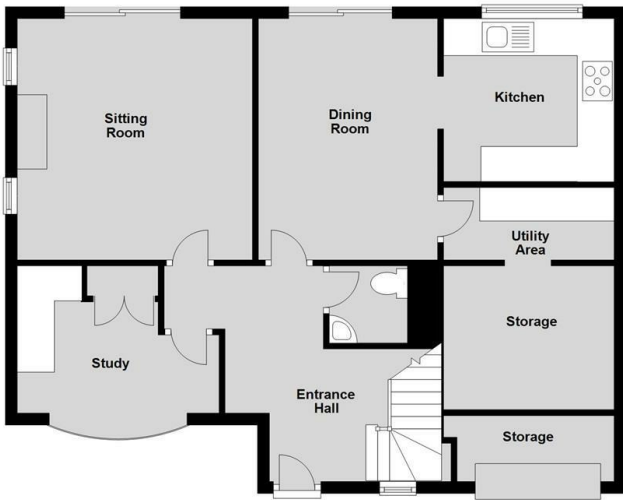
**TENANCY DEPOSIT**  
£2,307 (or equivalent to 5 weeks rent)

**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/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

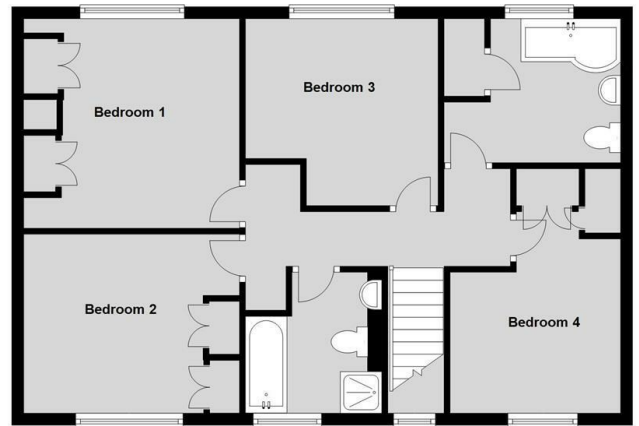
**CLIENT MONEY PROTECTION**  
Provided by ARLA

**INDEPENDENT REDRESS SCHEME**  
Christopher Hodgson Estate Agents are members of The Property Ombudsman

**Ground Floor**  
Approx. 73.5 sq. metres (791.2 sq. feet)



**First Floor**  
Approx. 66.8 sq. metres (719.5 sq. feet)



Total area: approx. 140.3 sq. metres (1510.7 sq. feet)

**Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,930.88.**

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Energy Efficiency Rating		Current	Target
100 kWh/m <sup>2</sup> or less	A		
71-100 kWh/m <sup>2</sup>	B		
41-70 kWh/m <sup>2</sup>	C	72	70
21-40 kWh/m <sup>2</sup>	D		
9-20 kWh/m <sup>2</sup>	E		
1-8 kWh/m <sup>2</sup>	F		
0 kWh/m <sup>2</sup>	G		

England & Wales  
EPC Directive  
2002/91/EC

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