

CHRISTOPHER HODGSON



Whitstable

To Let £1,350 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

49C Old Bridge Road, Whitstable, Kent, CT5 1RD

A beautifully presented ground floor apartment occupying a highly convenient central location, immediately opposite Whitstable railway station and within easy reach of the beach, town centre and working harbour.

This contemporary apartment has been created from the conversion of a substantial building and provides bright and well-proportioned accommodation finished to a high specification throughout.

The accommodation is accessed via a private entrance and comprises an entrance hall, spacious open-plan living accommodation incorporating a fitted kitchen, two double bedrooms and a shower room. Doors from the living space open to the communal garden.

The apartment also benefits from off-street parking for one vehicle.

No smokers. Available from early December.



LOCATION

Old Bridge Road is a highly convenient location in central Whitstable, immediately opposite the railway station and within easy reach of the town centre, beach, working harbour and a wide range of shops, cafés and restaurants. Whitstable is a fashionable town by the sea renowned for its independent shops, highly regarded restaurants and watersports facilities. Whitstable railway station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service offers access to London St Pancras in approximately 73 minutes. The A299 is also easily accessible, providing a dual carriageway link to the A2/M2 and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Living Room 24'11" x 11'1" (7.60m x 3.40m) incorporating:
- Kitchen
- Bedroom 1 16'7" x 9'2" (5.08m x 2.80m)
- Bedroom 2 14'10" x 9'2" (4.53m x 2.80m)
- Shower Room 7'6" x 5'5" (2.29m x 1.67m)

OUTSIDE

- Communal Garden

HOLDING DEPOSIT

£311 (or equivalent to 1 weeks rent)

TENANT DEPOSIT

£1,557 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

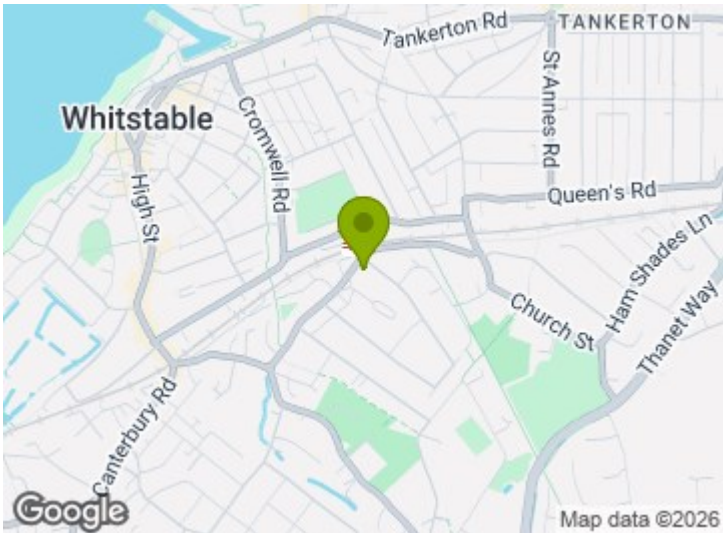
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION

Provided by ARLA

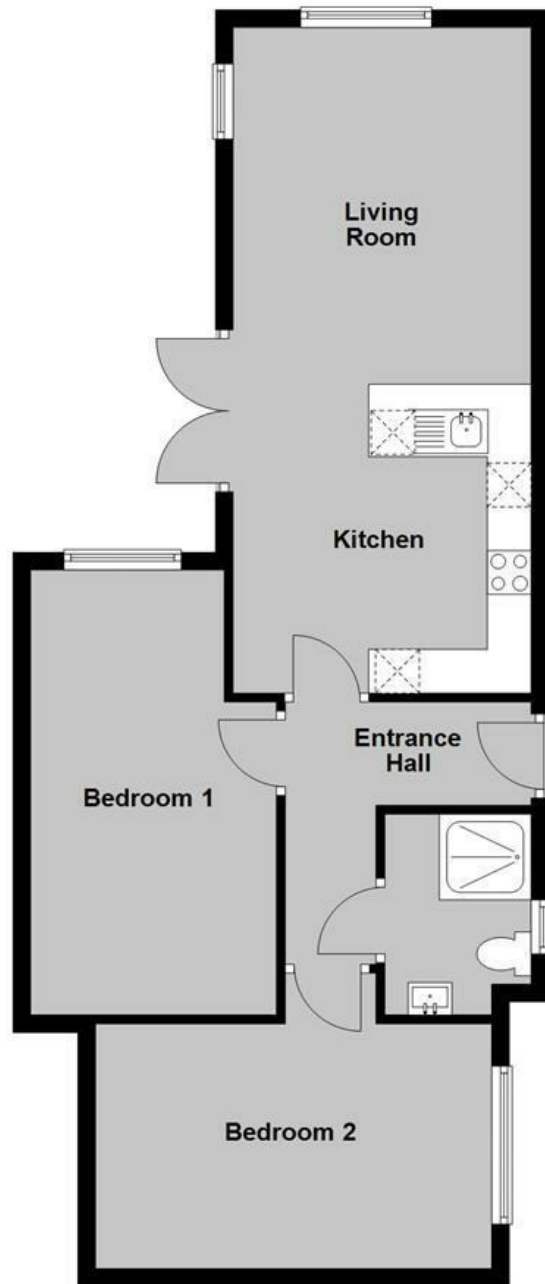
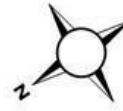
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



Ground Floor

Approx. 63.0 sq. metres (677.9 sq. feet)



Total area: approx. 63.0 sq. metres (677.9 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £2,930.88.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Worst energy efficiency	G		
England & Wales		63	63
EPC Reference: 63/63			

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