CHRISTOPHER HODGSON









Whitstable

To Let £1,450 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

5 Gorwell Place, Millstrood Road, Whitstable, Kent, CT5 1QF

A spacious and smartly presented modern terraced house situated within a peaceful cul-de-sac of just eight properties, conveniently positioned for access to Whitstable town centre, the seafront, highly regarded schools and Whitstable mainline railway station (0.7 miles).

The beautifully presented accommodation extends to approximately 875 sq ft (81 sq m) and is arranged to provide an entrance hall, cloakroom and a generous open-plan kitchen/living room with a sleek fitted kitchen and bi-folding doors opening to the garden. To the first floor are two double bedrooms and a contemporary bathroom.

Outside, the private rear garden is laid to lawn with a natural stone terrace, whilst the property benefits from one allocated parking space.

No smokers. Available from early December.





LOCATION
Millstrood Road is a sought-after residential location conveniently situated for access to local schools, shops, Whitstable town centre, the seafront and mainline railway station. Whitstable station is approximately 0.7 miles distant and provides frequent services to London and the surrounding area. Whitstable is a fashionable town by the sea, renowned for its working harbour, independent shops, highly regarded restaurants and watersports facilities. The A299 is also easily accessible, providing links to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

• Kitchen/Living Room 27'11" x 15'8" (8.51m x 4.78m)

• Cloakroom

FIRST FLOOR

• Bedroom 1 15'8" x 11'9" (4.78m x 3.58m)

• Bedroom 2 15'8" x 8'5" (4.78m x 2.57m)

• Bathroom 9'3" x 8'1" (2.82m x 2.46m)

OUTSIDE

• Rear Garden

• Parking
One allocated parking space.

HOLDING DEPOSIT
£334 (or equivalent to 1 week's rent)

TENANCY DEPOSIT
£1,673 (or equivalent to 5 weeks' rent)

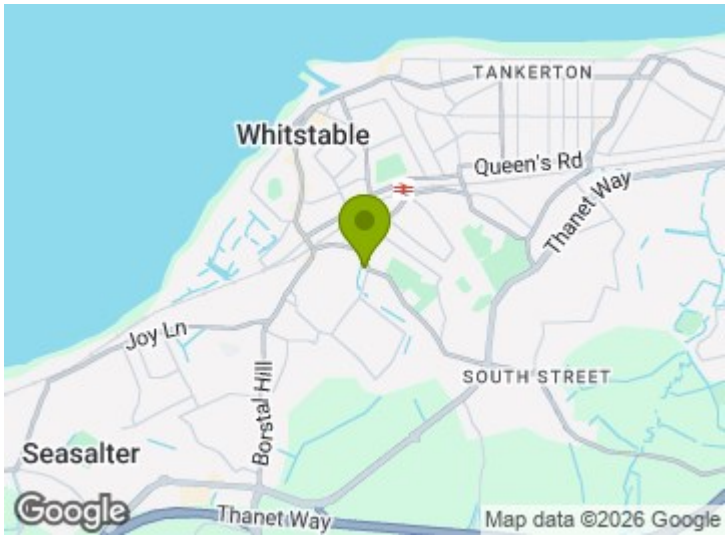
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

INDEPENDENT REDRESS SCHEME
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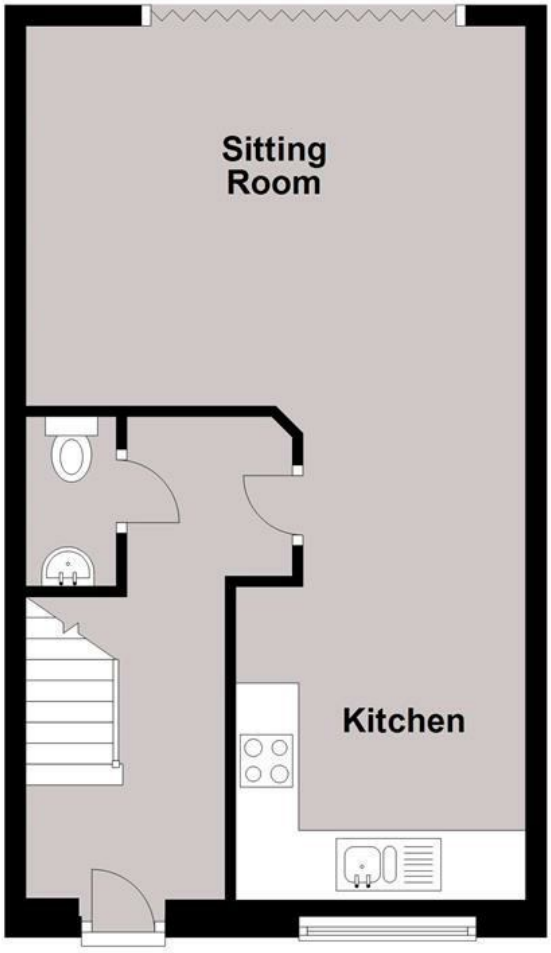





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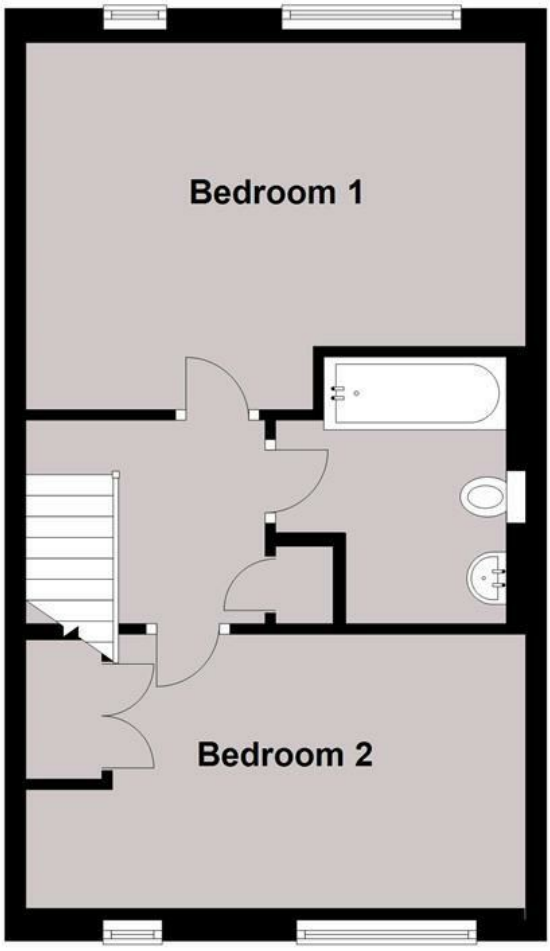
Ground Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



First Floor

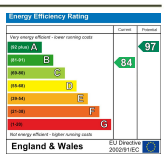
Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 81.2 sq. metres (874.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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