

CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £1,550 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Tankerton, Whitstable

14 Fitzroy Road, Tankerton, Whitstable, Kent, CT5 2LG

A bright and spacious detached bungalow enjoying a prominent position in central Tankerton, moments from shops and amenities on Tankerton Road, bus routes, 300 metres from Tankerton Slopes and seafront and a short walk from Whitstable station (0.7 miles).

The comfortably proportioned accommodation is arranged to provide an entrance porch, generous sitting/dining room, smartly fitted kitchen, three

bedrooms and a bathroom.

Outside, the West facing rear garden extends to 78ft (23.7m) and a driveway to the front of the property provides an area of off street parking.

Immediately available.



LOCATION

Fitzroy 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 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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 Porch
- Sitting/Dining Room 15'10" x 13'0" (4.83m x 3.97m)
- Kitchen 16'3" x 6'11" (4.96m x 2.11m)
- Bedroom 1 15'1" x 11'7" (4.60m x 3.54m)
- Bedroom 2 11'5" x 8'5" (3.48m x 2.57m)
- Bedroom 3 8'5" x 7'11" (2.57m x 2.43m)
- Bathroom 8'6" x 4'4" (2.60m x 1.33m)

OUTSIDE

- Garden 78' x 26' (23.77m x 7.92m)

HOLDING DEPOSIT

£357 (or equivalent to 1 weeks rent)

TENANT DEPOSIT

£1,788 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

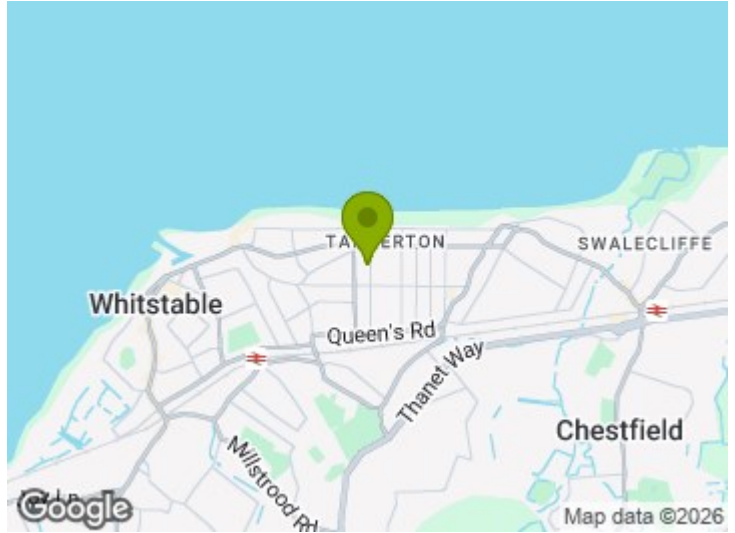
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION

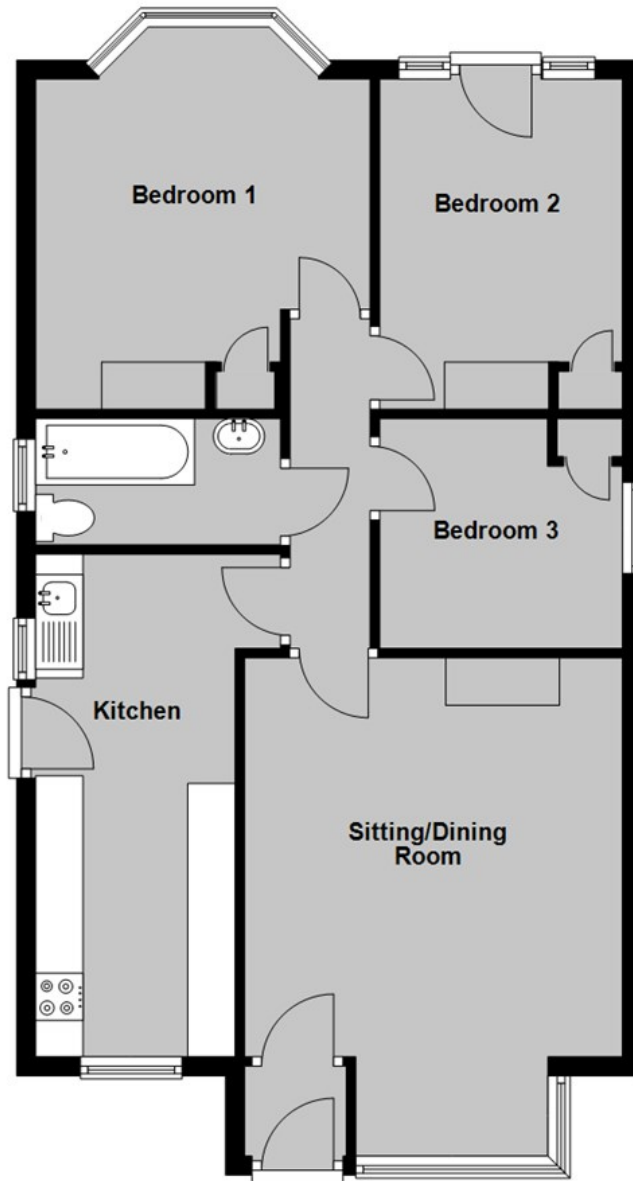
Provided by ARLA

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



Ground Floor
Approx. 69.0 sq. metres (742.6 sq. feet)



Total area: approx. 69.0 sq. metres (742.6 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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Energy Efficiency Rating	
Current	Target
<p>Current: A Target: B</p>	<p>67</p>
<p>Energy Efficiency Rating (A-G) scale: A (Green), B (Light Green), C (Yellow), D (Orange), E (Red-Orange), F (Red), G (Dark Red)</p>	
<p>England & Wales</p>	

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

