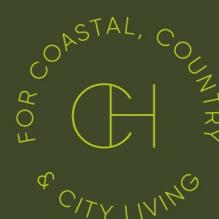


CHRISTOPHER HODGSON



**Tankerton, Whitstable**

**To Let £2,450 PCM**



# Tankerton, Whitstable

## 19 Queens Road, Tankerton, Whitstable, Kent, CT5 2JE

A spacious detached family home situated on one of Tankerton's most sought after roads, conveniently positioned within close proximity to shops and amenities on Tankerton Road, highly regarded schools, less than half a mile from Tankerton Slopes and seafront and a short stroll to Whitstable's bustling town centre and station (0.4 miles).

The beautifully presented and generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting room, dining room, a smartly fitted kitchen with doors opening to a conservatory, a study, and

a cloakroom. The first floor comprises four double bedrooms and two well appointed bathrooms, including an en-suite shower room to the principal bedroom.

The attractive and generous rear garden extends to 76ft (23m). A brick paved driveway provides ample off street parking.

No smokers. Available from early September.



### LOCATION

Queens Road is a highly desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable (0.5 miles distant) provides 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.

### ACCOMMODATION

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

- Entrance Hall 19'8" x 5'7" (5.99m x 1.70m)
- Sitting Room 19'8" x 11'10" (6.00m x 3.60m)
- Dining Room 11'10" x 11'6" (3.61m x 3.51m)
- Study 17'1" x 7'10" (5.21m x 2.39m)
- Kitchen 13'11" x 11'6" (4.24m x 3.51m)
- Conservatory 11'0" x 10'4" (3.35m x 3.15m)
- Bedroom 1 15'5" x 11'11" (4.70m x 3.64m)
- En-Suite Shower Room 8'4" x 3'11" (2.54m x 1.19m)

- Bedroom 2 14'0" x 11'7" (4.27m x 3.53m)
- Bedroom 3 11'11" x 11'6" (3.63m x 3.51m)
- Bedroom 4 11'4" x 10'10" (3.45m x 3.29m)
- Bathroom 8'0" x 7'6" (2.44m x 2.29m)
- Rear Garden 76' x 43' (23.16m x 13.11m)

### HOLDING DEPOSIT

£565 (or equivalent to 1 weeks rent)

### TENANCY DEPOSIT

£2,826 (or equivalent to 5 weeks rent)

### TENANCY INFORMATION

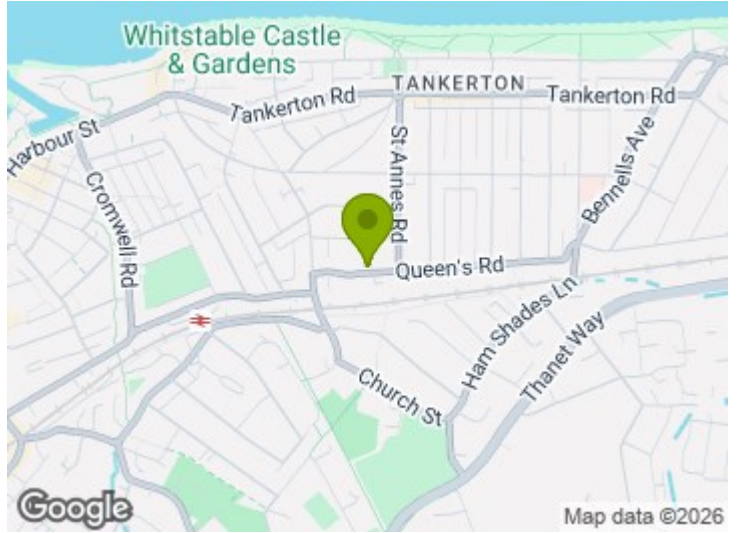
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website [www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

### CLIENT MONEY PROTECTION

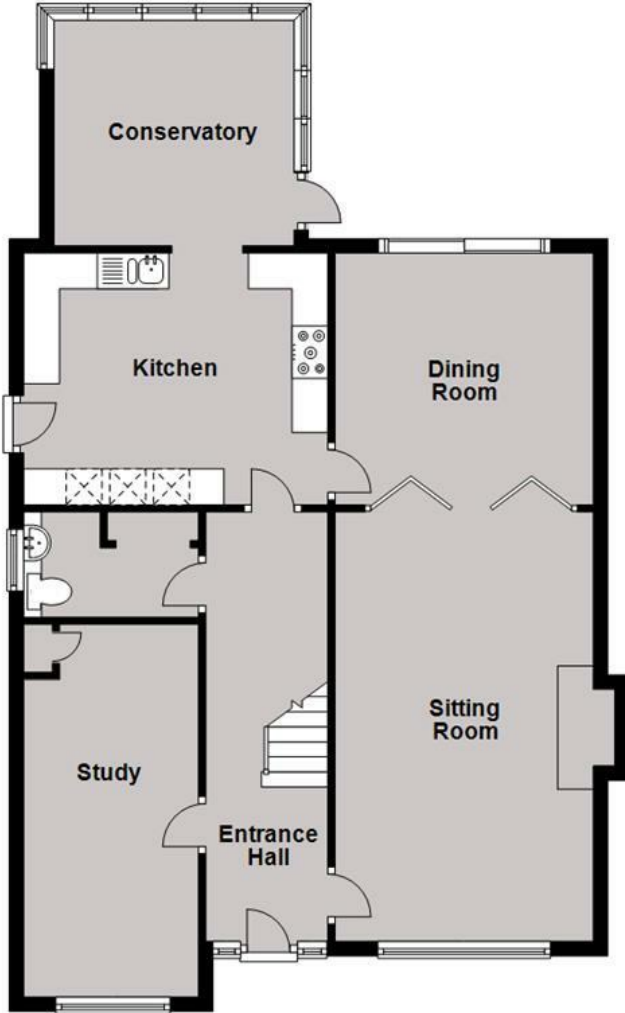
Provided by ARLA

### INDEPENDENT REDRESS SCHEME

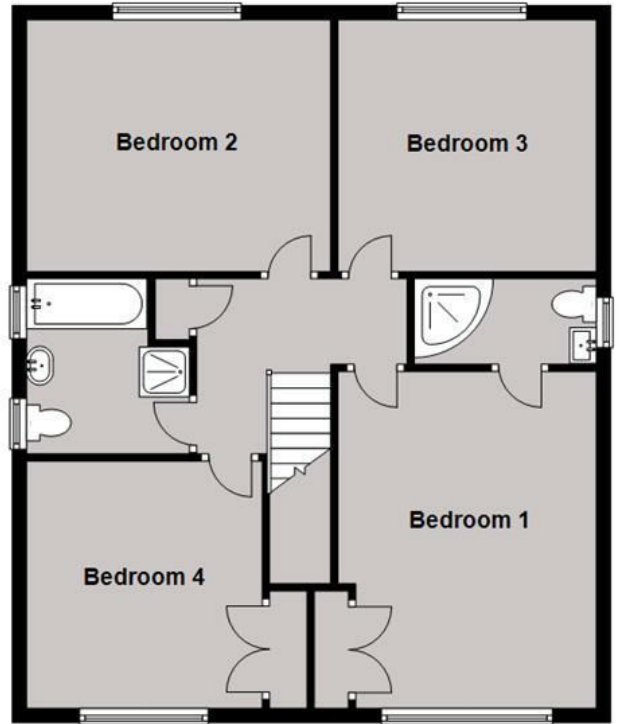
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**Ground Floor**  
Approx. 88.8 sq. metres (956.2 sq. feet)



**First Floor**  
Approx. 76.8 sq. metres (826.6 sq. feet)



Total area: approx. 165.6 sq. metres (1782.9 sq. feet)

**Council Tax Band F. The amount payable under tax band F for the year 2026/2027 is £3,463.76.**

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green)	A		
Energy Efficient (Light Green)	B		
Decent (Yellow)	C		
Needs Improvement (Orange)	D		
Needs Improvement (Red)	E		
Very Poor (Dark Red)	F		
Very Poor (Darkest Red)	G		
Energy Efficiency Rating		68	78
Energy Efficiency Rating			
England & Wales		01 December 2020/2021	

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