CHRISTOPHER HODGSON

# Whitstable

**To Let** £1,650 PCM

FOR COASTAL, COUNTRY & CITY LIVING

# Whitstable

## *12 Woodlawn Street, Whitstable, Kent, CT5 1HG*

A beautifully presented terraced house occupying a highly desirable position on sought-after Woodlawn Street, within Whitstable's conservation area and just a short stroll from the beach, bustling High Street, independent shops, highly regarded restaurants and café bars. Whitstable mainline railway station is approximately 0.4 miles distant.

The bright and spacious accommodation is arranged over three floors and comprises a sitting room, dining room with doors opening to the garden, a contemporary kitchen and a family bathroom. To the first floor are two double bedrooms, whilst the second floor is occupied by a further double bedroom.

Outside, the south-westerly facing rear garden extends to approximately 36ft (11m) and incorporates a decked seating area.

Available from early November.

LOCATION
Woodlawn Street is a highly desirable road within Whitstable's conservation area, conveniently positioned within easy reach of the beach, town centre and mainline railway station. Whitstable is a fashionable town by the sea renowned for its working harbour, independent shops, highly regarded restaurants and watersports facilities. Whitstable 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 links to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

• Sitting Room 11'6" x 10'9" (3.51m x 3.3m)

• Dining Room 11'6" x 10'11" (3.51m x 3.35m)

• Kitchen 10'7" x 6'11" (3.23m x 2.12m)

• Bathroom 7'8" x 6'11" (2.35m x 2.12m)

FIRST FLOOR

• Bedroom 1 11'11" x 11'1" (3.64m x 3.38m)

• Bedroom 2 11'11" x 11'2" (3.64m x 3.41m)

SECOND FLOOR

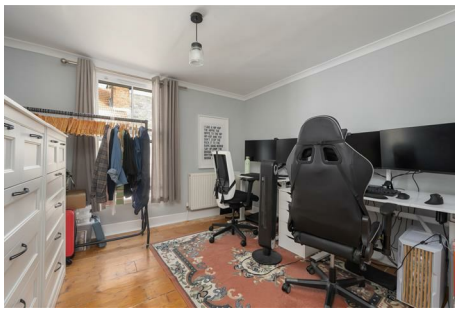
• Bedroom 3 13'10" x 11'11" (4.22m x 3.64m)

OUTSIDE

• Garden 36' x 12' (10.97m x 3.66m)

EXCLUSIONS
The storage cupboard within Bedroom 2, the eaves storage area within Bedroom 3, and the garden shed are excluded from the tenancy and will be retained by the landlord for storage purposes. No access to these areas will be available to the tenant.

HOLDING DEPOSIT
£380 (or equivalent to 1 weeks rent)



TENANCY DEPOSIT
£1,903 (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/Tenants

CLIENT MONEY PROTECTION
Provided by ARLA

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

Main area: Approx. 77.0 sq. metres (828.8 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.**

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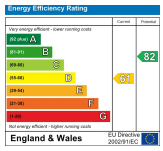


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