

CHRISTOPHER HODGSON



Whitstable
To Let £1,150 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

Telescope House, 27A Harbour Street, Whitstable, Kent, CT5 1AH

A spacious and smartly presented first and second floor maisonette flat, enviably positioned within the heart of the conservation area on Whitstable's fashionable Harbour Street, which offers an array of boutique shops and highly regarded eateries, the working harbour, is less than 150 metres from the beach, and a short stroll from Whitstable station (0.6 miles).

Accessed via its own private ground-floor entrance from Sea Street, the property is arranged over two floors with

accommodation comprising an entrance hall with a utility cupboard, a sitting room, a kitchen with casement doors opening onto a large private terrace, two double bedrooms, and a generous shower room.

An allocated off street parking space can be rented, which is optional and only if required by the Tenant, under a separate licence provided by the Landlord. The parking space is located less than 250 metres from the property.

No smokers. Available immediately.



LOCATION

Harbour Street is a coveted beach location moments from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.6 of a mile distant), offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall 6'11" x 4'7" (2.13m x 1.40m)
- Utility 4'0" x 3'6" (1.23m x 1.07m)

FIRST FLOOR

- Sitting Room 11'10" x 11'9" (3.61m x 3.60m)
- Kitchen 11'9" x 10'0" (3.59m x 3.05m)
- Bedroom 2 8'9" x 7'7" (2.68m x 2.32m)
- Bathroom 6'11" x 6'4" (2.13m x 1.95)

SECOND FLOOR

- Bedroom 1 16'4" x 12'1" (5.00m x 3.69m)

OUTSIDE

- Private Terrace 10'2" x 8'3" (3.12m x 2.54m)

Parking

An allocated off street parking space can be rented, which is optional and only if required by the Tenant, under a separate licence provided by the Landlord. The parking space is located less than 250 metres from the property.

HOLDING DEPOSIT

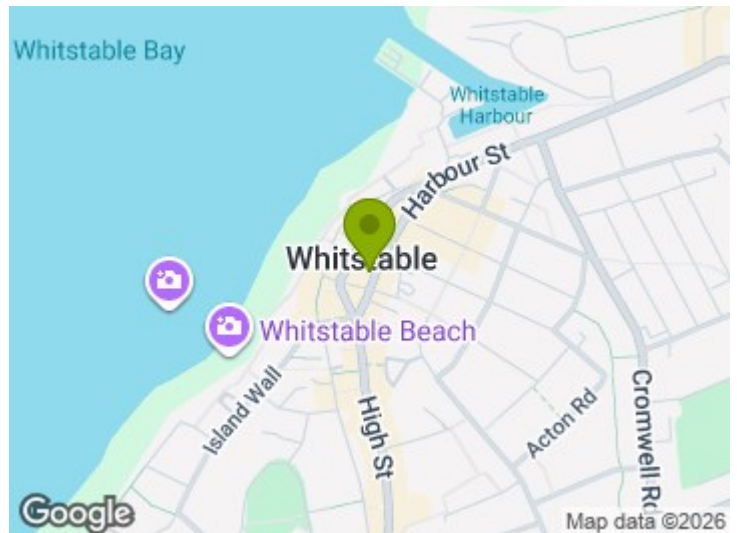
£265 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,326 (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/

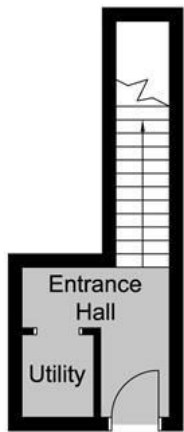


CLIENT MONEY PROTECTION
Provided by ARLA

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

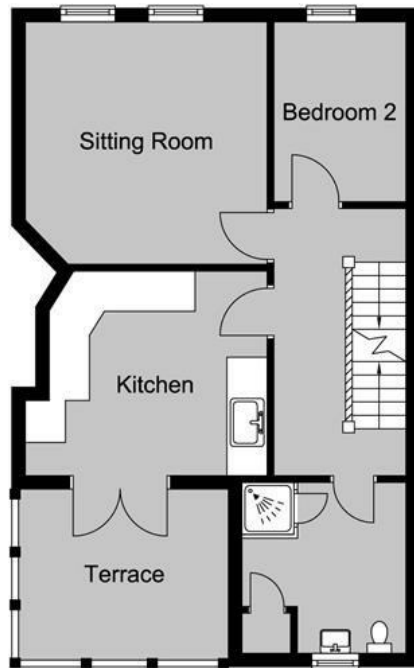
Ground Floor

Main area: approx. 4.9 sq. metres (52.7 sq. feet)



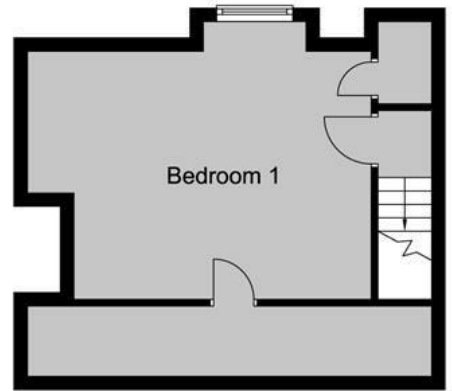
First Floor

Main area: approx. 38.9 sq. metres (418.7 sq. feet)



Second Floor

Main area: approx. 22.2 sq. metres (238.8 sq. feet)



Total area: Approx. 66.0 sq. metres (710.2 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.

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| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------|---|---------|-----------|
| Very energy efficient (low energy passive) | A | | |
| Energy efficient | B | | |
| Decent | C | | |
| Below average | D | | |
| Energy inefficient | E | | |
| Very energy inefficient | F | | |
| Least energy efficient (high energy passive) | G | | |
| Energy Efficiency Rating | | 72 | |
| England & Wales | | 2015 | 2018 |

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