

# CHRISTOPHER HODGSON



**Whitstable**  
**To Let** £1,400 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

# Whitstable

## 77 Albert Street, Whitstable, Kent, CT5 1HT

A beautifully presented Victorian house in the heart of Whitstable's desirable conservation area, conveniently positioned just moments from Harbour Street's boutique shops, popular café bars and eateries, the seafront, working harbour and Whitstable station (0.6 miles).

The stylish and comfortably proportioned accommodation is arranged on the ground floor to provide a sitting room with bay window, dining room, contemporary kitchen, and a shower room. To the first floor there are two double bedrooms.



### LOCATION

Albert Street is a highly desirable location within the town's sought after conservation area in central Whitstable and easily accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links 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. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Sitting Room 12'10" x 11'11" (3.90m x 3.62m)
- Dining Room 11'10" x 10'9" (3.62m x 3.30m)
- Kitchen 12'4" x 6'6" (3.75m x 1.97m)
- Bathroom 6'5" x 5'9" (1.97 x 1.77)

#### FIRST FLOOR

- Bedroom 110'11" x 11'11" (3.34m x 3.62m)

The courtyard garden has been designed for ease of maintenance and incorporates a timber storage shed and pedestrian rear access via Stream Walk.

No smokers. Furnishings included. Available from early March.

- Bedroom 2 10'7" x 11'11" (3.23m x 3.62m)

### OUTSIDE

- Courtyard Garden

### HOLDING DEPOSIT

£323 (or equivalent to 1 weeks rent)

### TENANCY DEPOSIT

£1,615 (or equivalent to 5 weeks rent)

### TENANCY INFORMATION

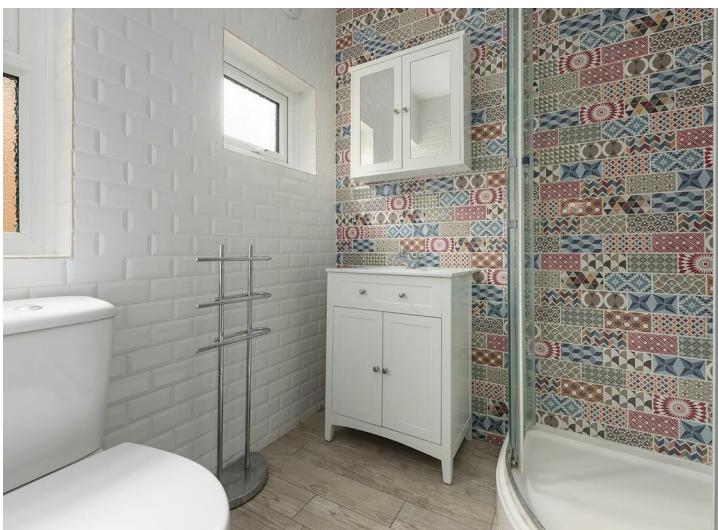
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### CLIENT MONEY PROTECTION

Provided by ARLA

### INDEPENDENT REDRESS SCHEME

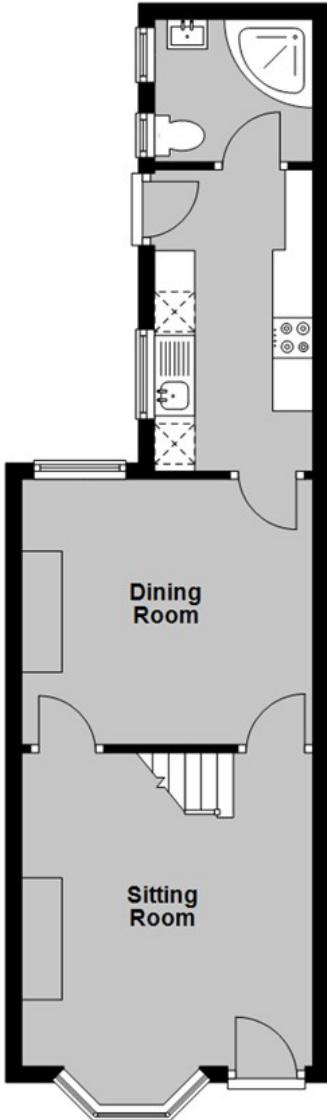
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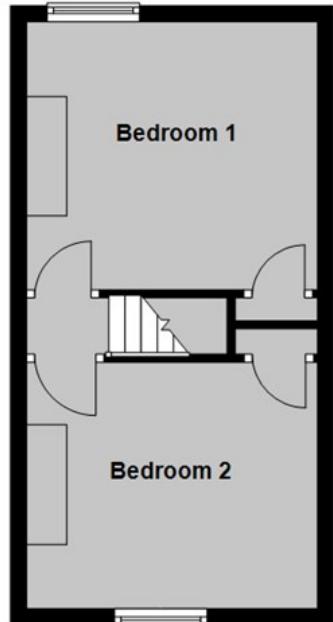
## Ground Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



## First Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



Total area: approx. 64.9 sq. metres (698.8 sq. feet)

### Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating	
Vary energy efficient - lower running costs	Current
Excellent A	85
Good B	69
Satisfactory C	60
Poor D	50
Very poor E	40
Poor F	30
Poor G	20
Not energy efficient - higher running costs	
England & Wales	
Eco Standard 2009/100	

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