



## Whitstable

To Let **£1,450 PCM**

...for Coastal, Country & City living.



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# Whitstable

## I Sail House, Sea Street, Whitstable, Kent, CT5 1AN

A new build town house ideally situated in the heart of central Whitstable, moments from the beach, shops, amenities restaurants and cafés, and accessible to Whitstable station (0.7 miles).

The bright and spacious accommodation has been finished to a high specification throughout and is arranged to provide an entrance hall, an open-plan living room incorporating a contemporary kitchen with integrated appliances, two double bedrooms and a bathroom. To the front of the property there is an undercroft parking space with a charging point for an electric vehicle.

The specification includes a video entry system, air conditioning, triple glazing, underfloor heating, an air source heat pump and remotely operated Velux window blinds.

No pets or smokers. Immediately available.



### Location

Sea Street lies in the heart of central Whitstable, a short stroll from the vibrant High Street and charming Harbour Street, which boast an array of boutique shops, restaurants and delicatessens. 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 (0.5 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) 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 are:

### GROUND FLOOR

- **Entrance Hall**
- **Car Port**  
13'3" x 11'2" (4.04m x 3.40m)  
at maximum points.

### FIRST FLOOR

- **Living Room**  
28'6" x 11'2" (8.68m x 3.40m)  
at maximum points.
- **Kitchen/Dining Area**  
28'6" x 11'2" (8.69m x 3.40m)  
at maximum points.

### SECOND FLOOR

- **Bedroom 1**  
12'3" x 11'2" (3.73m x 3.40m)  
at maximum points.





• **Bedroom 2**  
10'9" x 8'10" (3.28m x 2.69m)  
at maximum points.

• **Bathroom**  
9'1" x 4'7" (2.76m x 1.40m)  
at maximum points.

## OUTSIDE

• **Bicycle & Bin Store**  
8' x 3'2" (2.44m x 0.97m)  
at maximum points.

**Holding Deposit**  
£334 (or equivalent to 1 weeks rent)

**Tenancy Deposit**  
£1,673 (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](http://www.christopherhodgson.co.uk/Tenants)

## Client Money Protection

Provided by ARLA

## Independent Redress Scheme

Christopher Hodgson Estate Agents are members of The Property Ombudsman



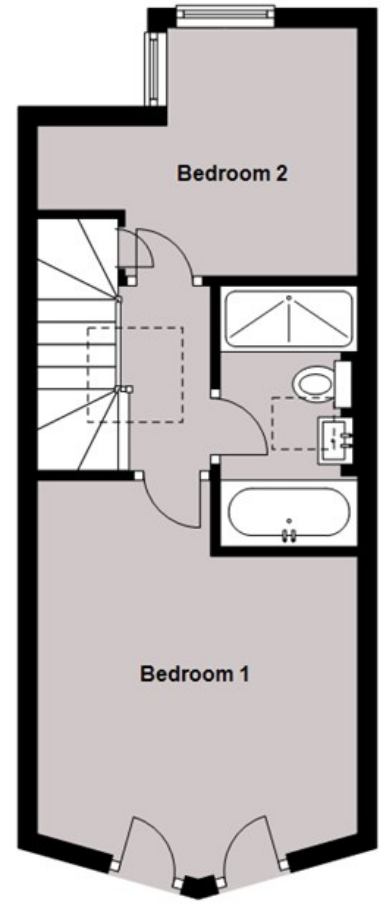
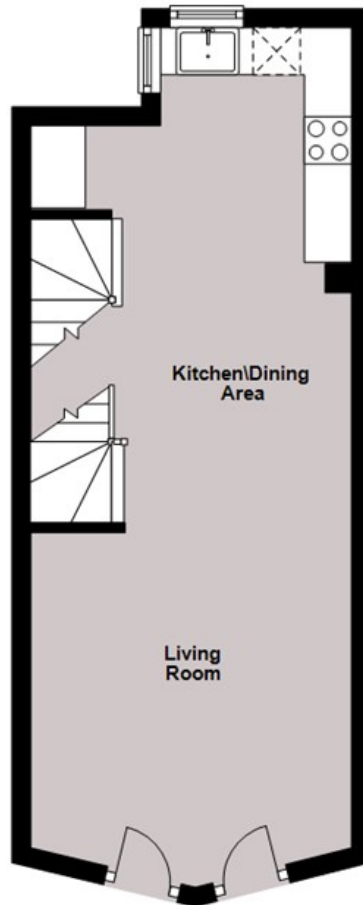
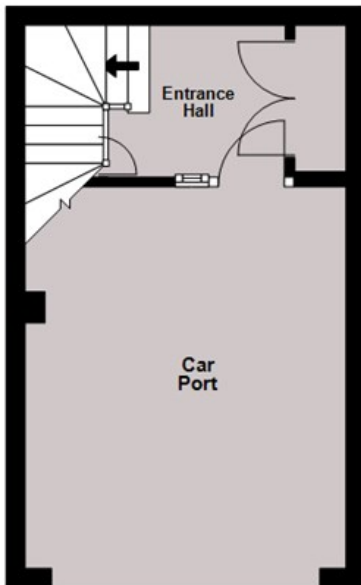
## Outbuilding



## First Floor

## Second Floor

## Ground Floor



Total area: approx. 61.9 sq. metres (666.1 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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