

CHRISTOPHER HODGSON



Whitstable

To Let £1,750 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

4 Blackberry Way, Whitstable, Kent, CT5 3BS

A substantial family home situated in a prime position on this small, select development. The property is located on the outskirts of the desirable village of Chestfield and less than 2 miles from Whitstable town centre.

The smartly presented accommodation includes an entrance hall, sitting room, kitchen/dining room, utility room, study and cloakroom. To the first floor the landing leads to a study/dressing room, four bedrooms, (the principal bedroom with en-suite shower room), and a family bathroom.

The rear garden extends to 40ft x 35ft (12m x 11m) and has been designed for ease of maintenance. There is also an attached double garage and parking.

No pets or smokers. Available from early March.



LOCATION

Blackberry Way is a much sought after location on the outskirts of Chestfield which is situated between Canterbury and Whitstable. Local supermarkets are a short drive away as well as Chestfield and Whitstable railway stations offering fast and frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. Whitstable town centre is approximately 2 miles distant offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 18'5" x 11'6" (5.61m x 3.51m)
- Kitchen/Dining Room 19'0" x 12'9" (5.79m x 3.89m)
- Utility Room 7'8" x 5'2" (2.34m x 1.57m)
- Study 12'2" x 9'5" (3.71m x 2.87m)
- Cloakroom 5'0" x 4'1" (1.52m x 1.24m)

FIRST FLOOR

- Bedroom 1 11'5" x 10'5" (3.48m x 3.18m)
- En-Suite Shower Room
- Bedroom 2 11'5" x 10'5" (3.48m x 3.18m)
- Bedroom 3 12'4" x 11'2" (3.76m x 3.40m)
- Bedroom 4 10'6" x 7'5" (3.20m x 2.26m)
- Study/Dressing Room 7'8" x 6'3" (2.34m x 1.91m)
- Bathroom 8'1" x 5'6" (2.46m x 1.68m)

OUTSIDE

- Rear Garden 40' x 35' (12.19m x 10.67m)
- Double Garage 17'9" x 17'0" (5.41m x 5.18m)
- Parking

HOLDING DEPOSIT

£403 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£2,019 (or equivalent to 5 weeks rent)

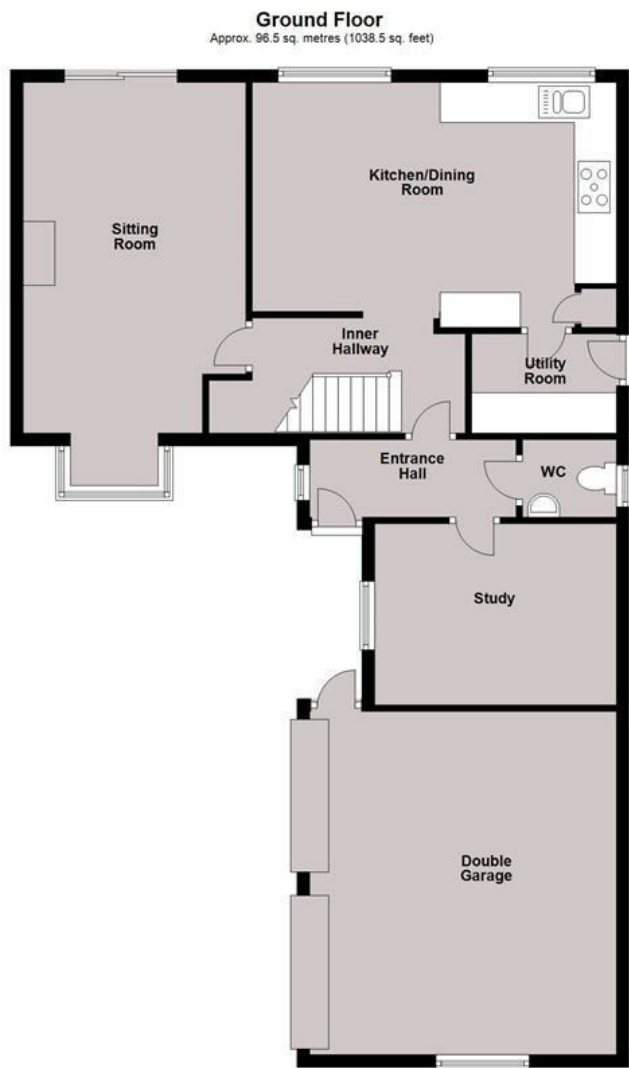
TENANCY INFORMATION

For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website <https://www.christopherhodgson.co.uk/property-services/tenant-fees/>



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

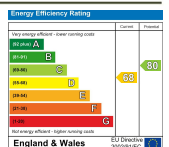
CLIENT MONEY PROTECTION
Provided by ARLA



Total area: approx. 168.0 sq. metres (1808.0 sq. feet)

Council Tax Band F. The amount payable under tax band F for the year 2025/2026 is £XXXXXX.

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