

CHRISTOPHER HODGSON



Chestfield, Whitstable

To Let £1,695 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Chestfield, Whitstable

149 Chestfield Road, Chestfield, Whitstable, Kent, CT5 3LR

An extended and exceptionally spacious detached bungalow occupying a generous plot in a peaceful setting. The property is easily accessible to Whitstable town centre (2.4 miles distant), supermarkets, bus routes, amenities, Chestfield & Swalecliffe railway station, and the seafront.

The secluded rear garden extends to 95ft (29m) and incorporates a paved terrace and lawn. A driveway provides off street parking for a number of vehicles.

No smokers. Available immediately.

The generously proportioned accommodation is arranged to provide an entrance porch, entrance hall, sitting room, kitchen/dining room opening to a family room, a utility room, three bedrooms and two bathrooms including an en-suite shower room to the principal bedroom.



LOCATION

Chestfield Road is a sought after position within this favoured village, which is situated between Canterbury and Whitstable. The village is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80 mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsbury's Supermarket and a bus route are also easily accessible. The property is 1 mile distant from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Chestfield is situated between the seaside town of Whitstable, renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (5.7 miles distant) which enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. 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 Porch
- Entrance Hall
11'5" x 5'11" (3.5m x 1.81m)
- Sitting Room
14'10" x 12'0" (4.52m x 3.67m)
- Kitchen
14'0" x 10'0" (4.26m x 3.05m)
- Dining Room
12'6" x 13'1" (3.82m x 4.00m)
- Reception Room
16'11" x 11'3" (5.15m x 3.43m)
- Bedroom 1
13'9" x 11'6" (4.20m x 3.50m)
- En-Suite Shower Room
9'2" x 4'11" (2.80m x 1.50m)
- Bedroom 2
13'11" x 7'8" (4.25m x 2.33m)
- Bedroom 3 / Study
9'11" x 8'0" (3.04m x 2.46m)
- Bathroom
9'10" x 6'10" (3.01m x 2.10m)



- Utility Room
7'3" x 4'11" (2.21m x 1.50m)

OUTSIDE

- Garden
95' x 50' (28.96m x 15.24m)

HOLDING DEPOSIT
£391 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,955 (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

Approx. 122.1 sq. metres (1314.0 sq. feet)



Total area: approx. 122.1 sq. metres (1314.0 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25

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Energy Efficiency Rating		Current	Target
100 kWh/m ² /year	A	80	80
71 kWh/m ² /year	B		
55 kWh/m ² /year	C		
46 kWh/m ² /year	D		
39 kWh/m ² /year	E		
31 kWh/m ² /year	F		
25 kWh/m ² /year	G		

England & Wales
EPC Directive
2002/91/EC

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