



## Hampton, Herne Bay

To Let **£1,100 PCM** (Fees apply)

...for Coastal, Country & City living.



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# Hampton, Herne Bay

54 West Cliff Gardens, Hampton, Herne Bay, Kent, CT6 8DT

A beautifully presented detached bungalow which has benefited from a substantial extension to the rear spanning the width of the property. The bright and spacious accommodation includes an entrance hall, sitting/dining room set beneath a partially vaulted ceiling and open plan to a well fitted kitchen area (the total measuring approximately 21' 0" x 19' 1" (6.40m x 5.82m) at maximum points), three bedrooms and a bathroom. The property benefits from photovoltaic solar panels which (whilst they are producing electricity) will help to reduce running costs for the incoming tenant(s). There is a West facing garden to the rear and off street parking to the front.

No pets, smokers or DSS. Available late October.



## Location

West Cliff Gardens is situated in the much sought after Hampton area of Herne Bay, a town which benefits from a good range of local facilities including retail outlets, educational and recreational facilities including nearby rowing and sailing clubs. The town also offers a mainline railway station providing fast and frequent links to London (Victoria approximately 90 minutes). Further local shopping and recreational facilities can be found at Whitstable (approximately 5 miles distant). The City of Canterbury is approximately eight miles distant with its Cathedral, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

## Accommodation

The accommodation and approximate measurements are:

### • Entrance Hall

### • Sitting Room/Kitchen

20' 11" x 19' 1" (6.38m x 5.82m)  
at maximum points

### • Bedroom 1

10' 9" x 10' 5" (3.28m x 3.18m)  
at maximum points

### • Bedroom 2

10' 7" x 9' 8" (3.23m x 2.95m)  
at maximum points

### • Bedroom 3

7' 8" x 6' 9" (2.34m x 2.06m)

### • Bathroom

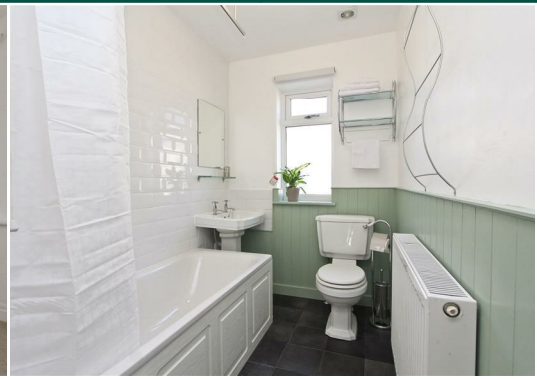
7' 4" x 5' 4" (2.24m x 1.63m)  
at maximum points

### • Front Garden

36" x 19" (10.97m x 5.79m)  
inclusive of parking area

### • Rear Garden

36" x 35" (10.97m x 10.67m)  
at maximum points



**• Photovoltaic Solar Panels**

The property benefits from photovoltaic solar panels which (whilst they are producing electricity) will help to reduce running costs for the incoming tenant(s).

**Tenant Referencing Fee**

A non-refundable tenant referencing fee will be payable as follows:-  
£200 inc VAT for one tenant only. £130 inc VAT each for two or more tenants.

**Deposit**

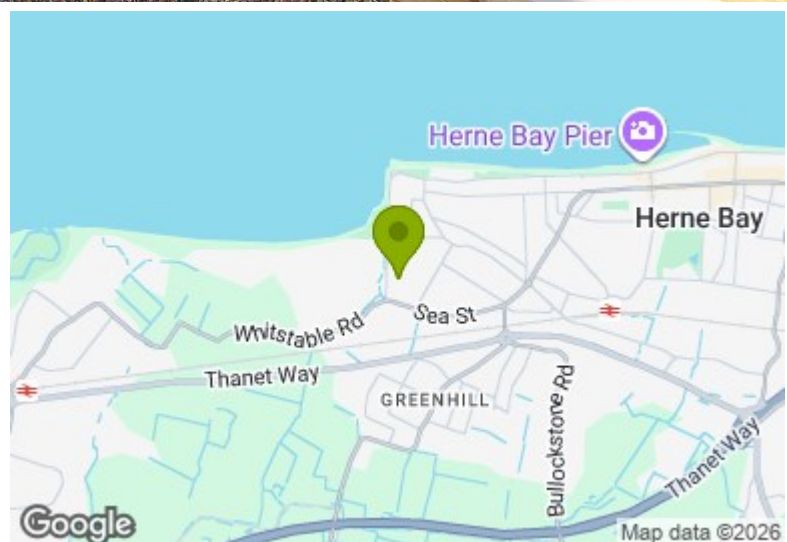
£1,575.00 (one and a half times the monthly rent amount)

**Check-Out Fee**

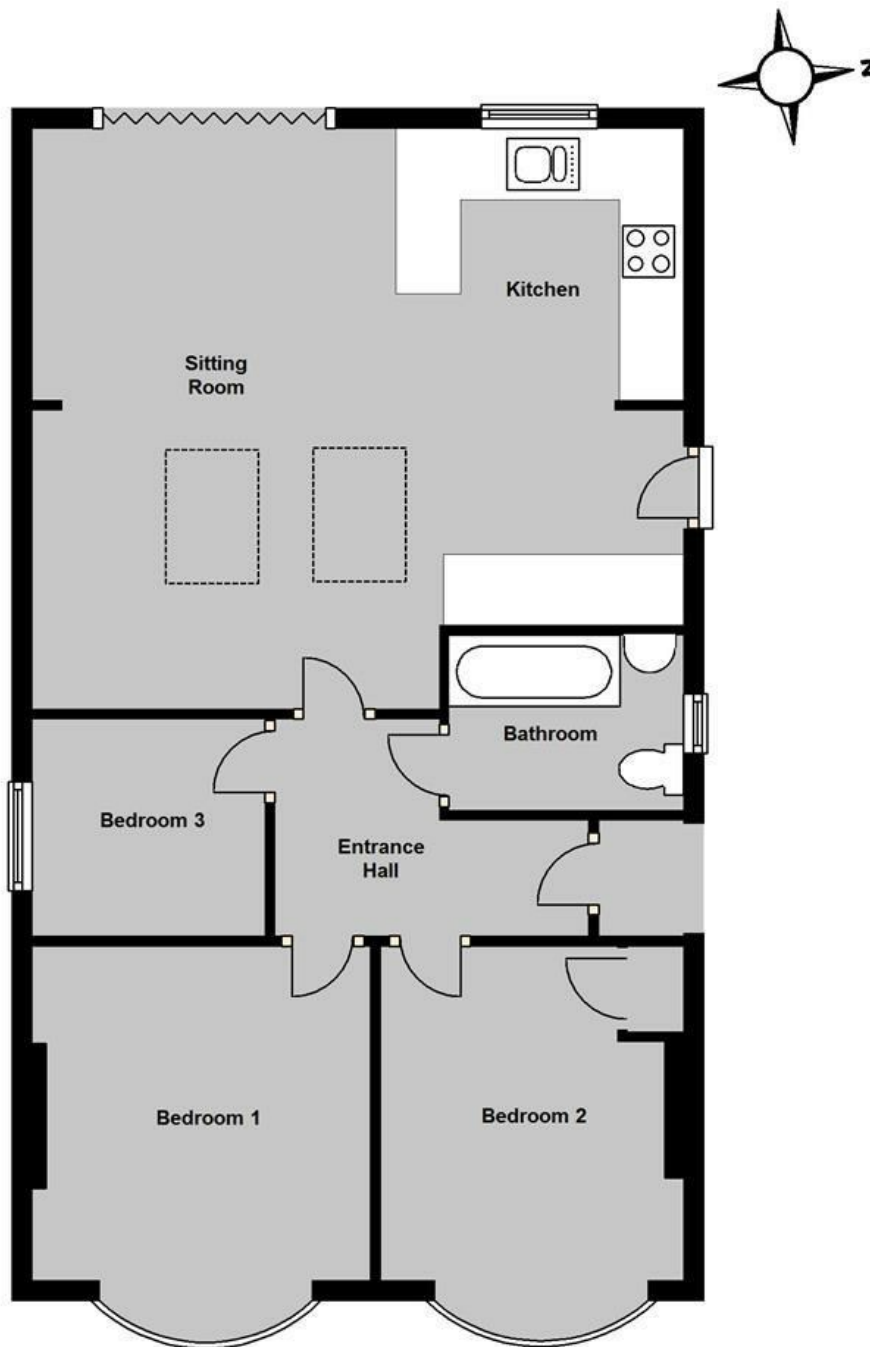
£153.00 inc.VAT (3 bedroom property, unfurnished).

**Guarantor Fee**

£130 inc.VAT (if applicable)



**Ground Floor**  
Approx. 70.1 sq. metres (754.9 sq. feet)



Total area: approx. 70.1 sq. metres (754.9 sq. feet)

**Council Tax Band C.** The amount payable under tax band C for the year 2018/2019 is £1,500.04.

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

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