

CHRISTOPHER HODGSON



**Faversham**

**To Let** £1,250 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Faversham

## *23 Westgate Road, Faversham, Kent, ME13 8HF*

A spacious and impeccably presented Victorian terraced house within close proximity to Faversham town centre, recreation ground, mainline railway station, supermarkets and bus routes. The property has been much improved by the current owners and is now finished in a smart contemporary style.

The comfortably proportioned accommodation provides a sitting room, open plan kitchen/dining area, downstairs

bathroom, two double bedrooms and a dressing room/study. The attractive garden enjoys a Westerly aspect and extends to 25ft (8m).

No smokers. Available from early December.



### LOCATION

Westgate Road is a popular road in a desirable location just ½ a mile from the centre of the historic medieval market town of Faversham which offers a range of local shops and amenities, restaurants, highly regarded schools and three weekly markets held on a Tuesday, Friday and Saturday. Communication links are strong with access to the A2 / M2 and subsequent motorway networks. The High Speed service from Faversham station provides a frequent Javelin service to London St Pancras with a journey time of approximately 68 minutes as well as services to London Victoria with a journey time of approximately 75 minutes.

### ACCOMMODATION

The accommodation and approximate measurements are:

#### GROUND FLOOR

- Sitting Room 11'8" x 10'5" (3.56m x 3.18m)
- Kitchen/Dining Room 12'11" x 11'8" (3.94m x 3.56m) at maximum points.
- Inner Hall
- Bathroom 7'6" x 6'7" (2.29m x 2.01m) at maximum points.

#### FIRST FLOOR

- Bedroom 1 11'8" x 10'2" (3.56m x 3.10m) at maximum points.

- Dressing Room/Study 11'8" x 6'7" (3.56m x 2.01m)
- Bedroom 2 11'8" x 10'7" (3.56m x 3.23m)
- Loft Room

#### OUTSIDE

- Garden 24'11" x 14'11" (7.59m x 4.55m) plus depth of side return.

#### DISCLOSURE OF INTEREST

In accordance with the Estate Agents Act 1979 intending tenants are advised that the landlord of this property is an employee of Christopher Hodgson Estate Agents.

#### HOLDING DEPOSIT

£288 (or equivalent to 1 weeks rent)

#### TENANCY DEPOSIT

£1,442 (or equivalent to 5 weeks rent)

#### TENANCY DEPOSIT

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

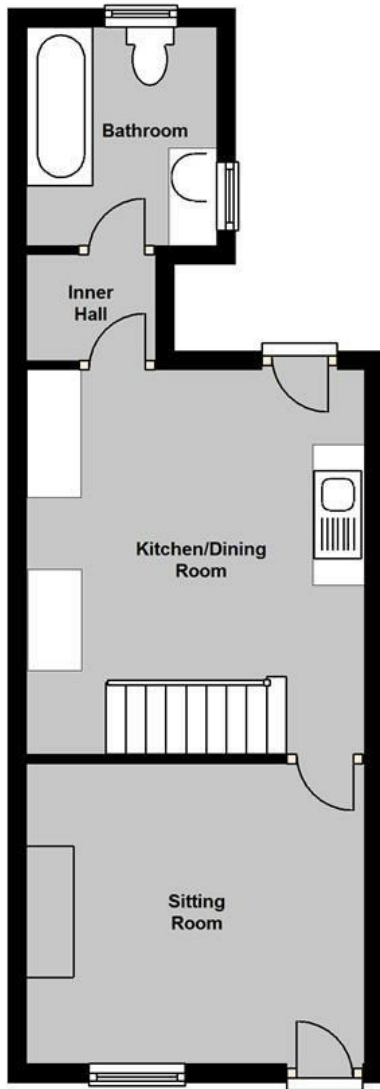
#### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

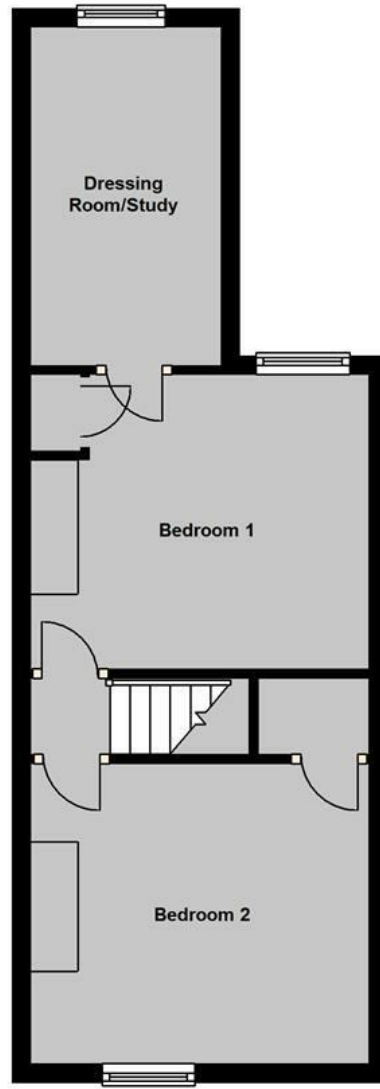




**Ground Floor**  
Approx. 32.1 sq. metres (345.4 sq. feet)



**First Floor**  
Approx. 32.5 sq. metres (349.8 sq. feet)



Total area: approx. 64.6 sq. metres (695.2 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,838.80.**

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A+		
Energy efficient	A		
Decent	B		
Below average	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
Below average	H		
Below average	I		
Below average	J		
Below average	K		
Below average	L		
Below average	M		
Below average	N		
Below average	O		
Below average	P		
Below average	Q		
Below average	R		
Below average	S		
Below average	T		
Below average	U		
Below average	V		
Below average	W		
Below average	X		
Below average	Y		
Below average	Z		

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