Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Seasalter, Whitstable

To Let £1,450 PCM

...for Coastal, Country & City living.

• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . **www.christopherhodgson.co.uk**

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman
Zoopla Smarter property search
rightmove
PrimeLocation.com

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Seasalter, Whitstable

8 Ashley Drive, Seasalter, Whitstable, Kent, CT5 4SU

An exceptionally spacious detached bungalow situated in a desirable location and conveniently positioned for access to Seasalter Beach and local amenities including a Co-operative convenience store, Seasalter Surgery and Pharmacy, and Whitstable town centre and station, which is less than 2 miles distant.

The generous accommodation totals 845 sq ft (78 sq m) and comprises an entrance hall, spacious sitting room, modern kitchen, three bedrooms, a bathroom, and a cloakroom.

To the rear of the bungalow the garden extends to 52ft (15.8m). The detached garage, car port and driveway provide parking for a number of vehicles.

No pets or smokers. Immediately available.

Location
Ashley Drive is situated off Faversham Road and is located approximately 2 miles from Whitstable town centre. Whitstable offers a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching and walking as well as the seafood restaurants for which it has become renowned. Mainline rail services can be found at Whitstable offering fast and frequent services to London (Victoria approximately 1hr 20mins). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible offering access to the A2/M2 linking to the channel ports and subsequent motorway network.

Accommodation
The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Hall**
  14'7" x 6'10" (4.46m x 2.10m)
  at maximum points.

- **Sitting Room**
  17'11" x 11'1" (5.46m x 3.39m)
  at maximum points.

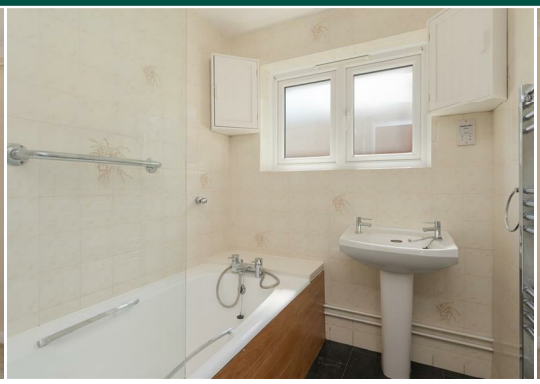
- **Kitchen**
  10'11" x 9'7" (3.32m x 2.92m)
  at maximum points.

- **Cloakroom**

- **Bedroom 1**
  12'6" x 11'9" (3.82m x 3.59m)
  at maximum points.

- **Bedroom 2**
  11'1" x 10'3" (3.37m x 3.12m)
  at maximum points.

- **Bedroom 3**
  9'5" x 7'1" (2.88m x 2.17m)
  at maximum points.



• **Bathroom**
6'8" x 5'8" (2.05m x 1.73m)
at maximum points.

OUTSIDE

• **Garden**
52' x 43' (15.85m x 13.11m)
at maximum points.

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

Tenancy Deposit
£1,673 (or equivalent to 5 weeks rent)

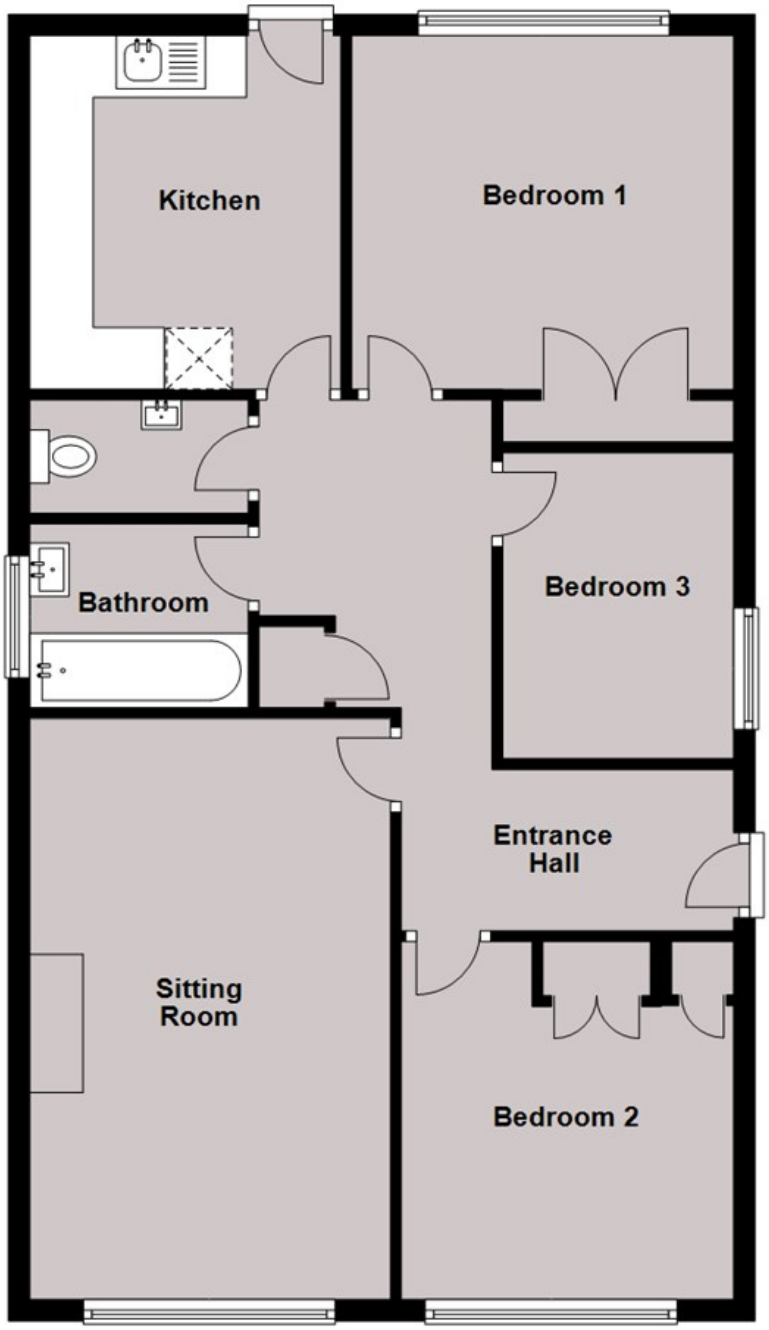
Tenancy Information
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

Client Money Protection
Provided by ARLA

Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman

Ground Floor

Approx. 78.6 sq. metres (845.7 sq. feet)

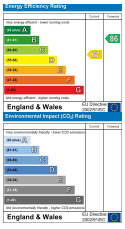


Total area: approx. 78.6 sq. metres (845.7 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £1,997.91.

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

Christopher Hodgson Estate Agents for itself and as for the vendor ot 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.



Folio No. 6715/IM