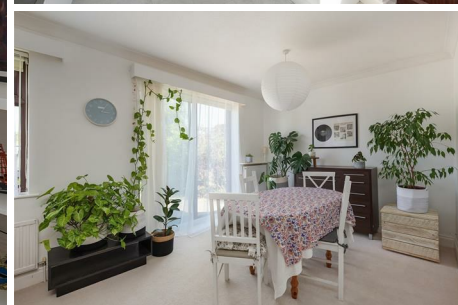


CHRISTOPHER HODGSON



Chestfield, Whitstable

To Let £1,650 PCM



Chestfield, Whitstable

16 Beechcroft, Chestfield, Whitstable, Kent, CT5 3QF

A spacious detached bungalow situated in a quiet cul-de-sac within the desirable village of Chestfield. The property is conveniently situated for access to Canterbury (6.3 miles) and Whitstable (2.1 miles) and within close proximity of supermarkets, bus routes, amenities, railway station and seafront.

The smartly presented accommodation is arranged to provide an entrance hall, 'L' shaped sitting room with dining area, a smartly fitted kitchen with integrated appliances, three double bedrooms, a bathroom and a separate cloakroom.

The delightful and well stocked rear garden extends to 45 ft (14 m). A driveway and double garage provide off road parking for a number of vehicles.

No smokers. Available from mid January.



LOCATION

Beechcroft is a desirable location in the heart of the favoured village of Chestfield and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80mins 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 within walking distance of 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 (approximately 2.6 miles distant), renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (approximately 6 miles distant) which enjoys a number of public schools, state schools and higher educational facilities.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room
22'11" x 15'3" (6.99m x 4.65m)

- Kitchen
14'06" x 10'09" (4.42m x 3.28m)
- Bathroom
8'9" x 6'4" (2.67m x 1.93m)
- Bedroom 1
13'5" x 12'2" (4.11m x 3.71m)
- Bedroom 2
13'5" x 10'5" (4.11m x 3.18m)
- Bedroom 3
13'8" x 8'9" (4.19m x 2.69m)

OUTSIDE

- Double Garage
16'08" x 15'03" (5.08m x 4.65m)
- Rear Garden
45' x 30' (13.72m x 9.14m)

Parking

A driveway to the front of the property provides off road parking for a number of vehicles and access to the detached garage.

HOLDING DEPOSIT

£380 (or equivalent to 1 weeks rent)



TENANCY DEPOSIT
£1,903 (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/>

CLIENT MONEY PROTECTION
Provided by ARLA

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

Ground Floor

Approx. 125.2 sq. metres (1347.7 sq. feet)



Total area: approx. 125.2 sq. metres (1347.7 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2024/2025 is £2,684.94.

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Energy Efficiency Rating		Current	Target
100 kWh/m ² per year (lower is better)	A		
71-100 kWh/m ² per year	B		
55-70 kWh/m ² per year	C		69
41-54 kWh/m ² per year	D		
27-40 kWh/m ² per year	E		
13-26 kWh/m ² per year	F		
1-12 kWh/m ² per year	G		

England & Wales
EPC Directive 2002/91/EC

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