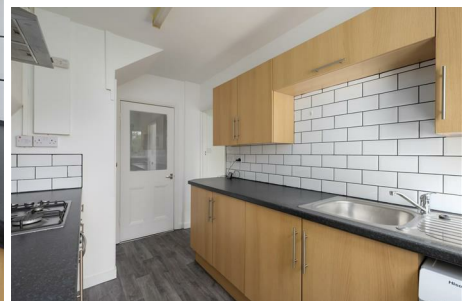


CHRISTOPHER HODGSON



**Blean, Canterbury**  
**To Let** £1,595 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING



# Blean, Canterbury

## *18 Highfield Close, Blean, Canterbury, Kent, CT2 9DX*

A bright and spacious semi-detached house situated in a quiet cul-de-sac in the sought-after village of Blean, Highfield Close is also conveniently positioned for access to Canterbury (3.1 miles) and Whitstable (5.2 miles) and within close proximity of supermarkets, bus routes and amenities.

The smartly presented and generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting room, dining room and a contemporary kitchen. To the first floor there are three bedrooms and a bathroom.

The large plot includes a front and rear garden, the rear extending to 124ft (37.8m). A detached garage and a driveway provide off street parking for a number of vehicles.

No smokers. Available immediately.



### LOCATION

Highfield close is conveniently situated within Blean a desirable village between Whitstable and Canterbury with its a range of local shops, public house and popular primary school. Nearby Whitstable (approximately 5.2 miles distant) with its working harbour also offers a bustling High Street with a diverse range of busy shops, Post Office and restaurants. The Cathedral City of Canterbury (approximately 1.7 miles distant) offers theatres, 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 and designer shops. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54 minutes. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Entrance Hall
- Sitting Room 13'9" x 10'9" (4.20m x 3.29m)
- Dining Room 10'7" x 10'0" (3.25m x 3.05m)

- Kitchen 10'7" x 7'2" (3.25m x 2.20m)

#### FIRST FLOOR

- Bedroom 1 15'3" x 10'10" (4.65m x 3.31m)
- Bedroom 2 11'5" x 8'11" (3.50m x 2.74m)
- Bedroom 3 6'11" x 6'4" (2.11m x 1.94m)
- Bathroom 5'5" x 5'4" (1.67m x 1.65m)
- Cloakroom

#### OUTSIDE

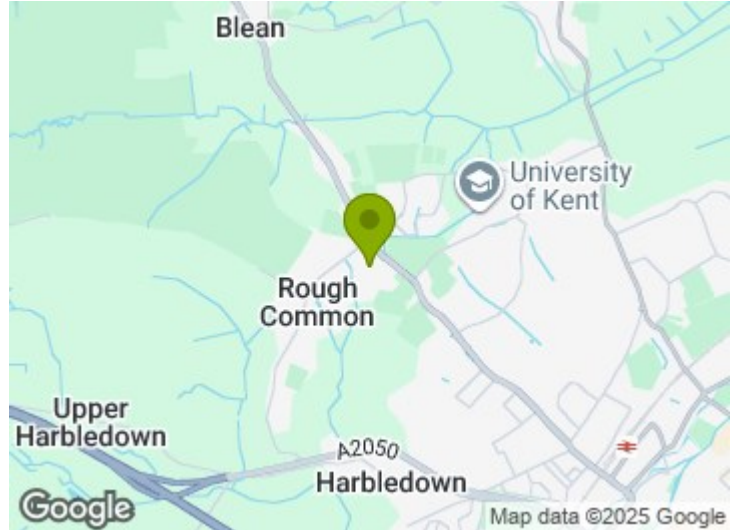
- Garden 124" x 55" (37.80m x 16.76m)
- Gardeners WC
- Garden Store
- Garage 19'0" x 9'2" (5.80m x 2.80m)

#### HOLDING DEPOSIT

£368 (or equivalent to 1 weeks rent)

#### TENANCY DEPOSIT

£1,840 (or equivalent to 5 weeks rent)



#### TENANCY INFORMATION

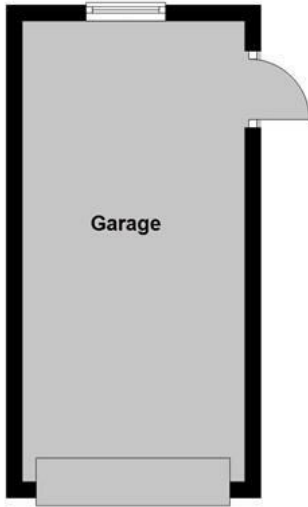
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website [www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

#### CLIENT MONEY PROTECTION

Provided by ARLA

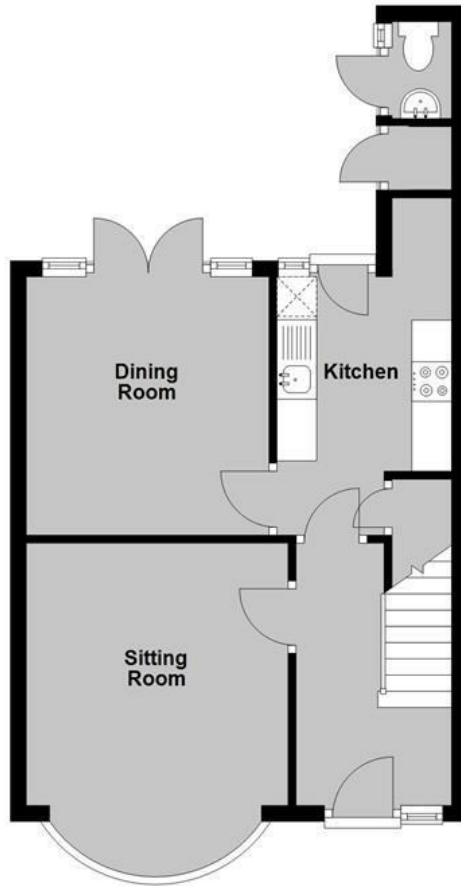
#### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



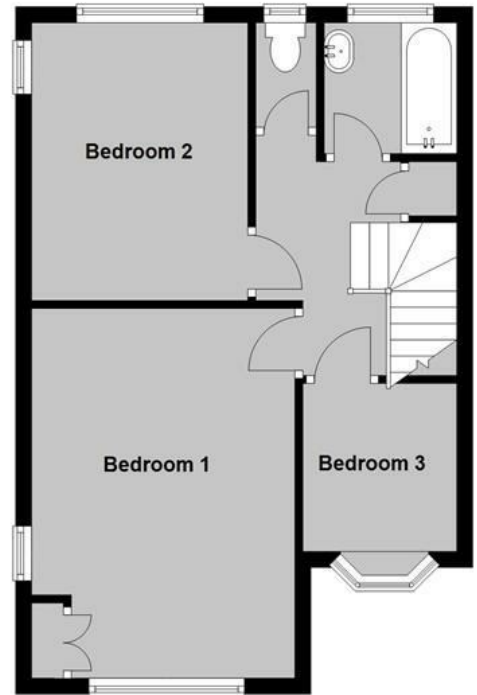
### Ground Floor

Main area: approx. 38.5 sq. metres (414.9 sq. feet)  
Plus garages, approx. 16.2 sq. metres (174.7 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



Main area: Approx. 79.6 sq. metres (856.3 sq. feet)  
Plus garages, approx. 16.2 sq. metres (174.7 sq. feet)

**Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.**

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                              | B |                         |           |
| Decent                                        | C |                         |           |
| Below Average                                 | D |                         |           |
| Poor                                          | E |                         |           |
| Very Poor                                     | F |                         |           |
| Least Energy Efficient (Higher running costs) | G |                         |           |
| Energy Efficiency Rating                      |   | 82                      | 57        |
| England & Wales                               |   | ED1 Domestic properties |           |

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