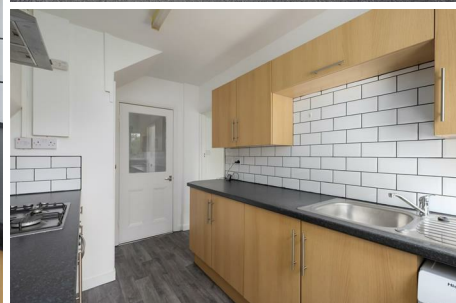


CHRISTOPHER HODGSON



Blean, Canterbury
To Let £1,650 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

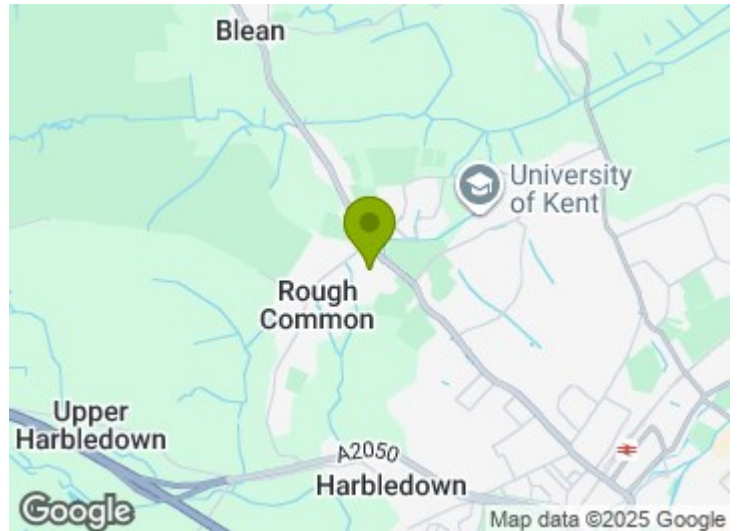
- Garden 124" x 55" (37.80m x 16.76m)
- Gardeners WC
- Garden Store
- Garage 19'0" x 9'2" (5.80m x 2.80m)

HOLDING DEPOSIT

£380 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,903 (or equivalent to 5 weeks rent)



TENANCY INFORMATION

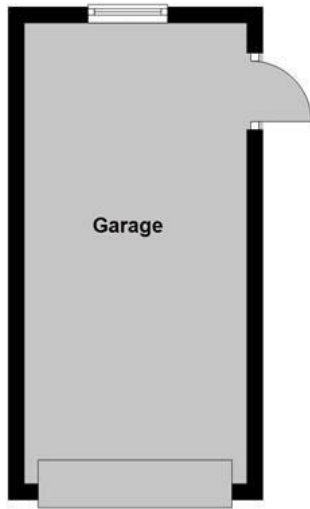
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CLIENT MONEY PROTECTION

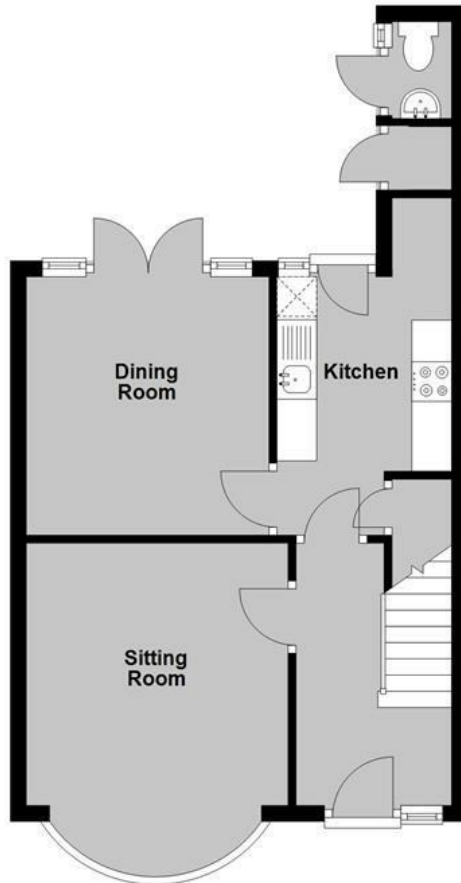
Provided by ARLA

INDEPENDENT REDRESS SCHEME

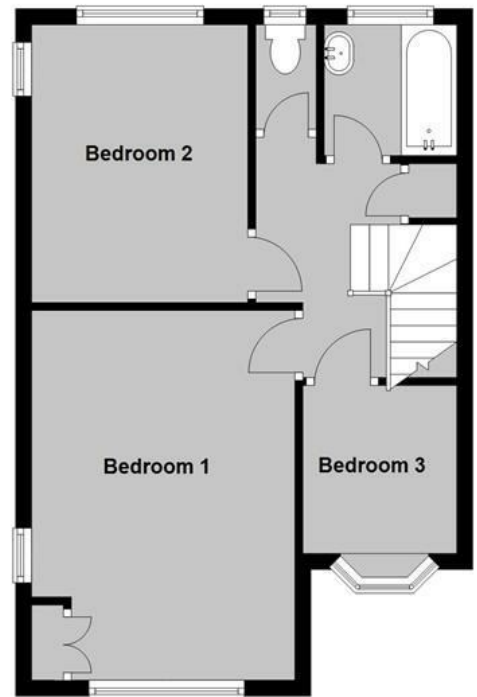
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Main area: approx. 38.5 sq. metres (414.9 sq. feet)
Plus garages, approx. 16.2 sq. metres (174.7 sq. feet)



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)

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