



Seasalter, Whitstable

To Let £1,450 PCM

...for Coastal, Country & City living.



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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

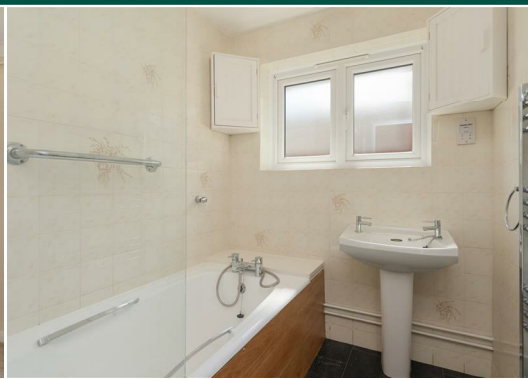
12'6" x 11'9" (3.82m x 3.59m)
at maximum points.

• 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

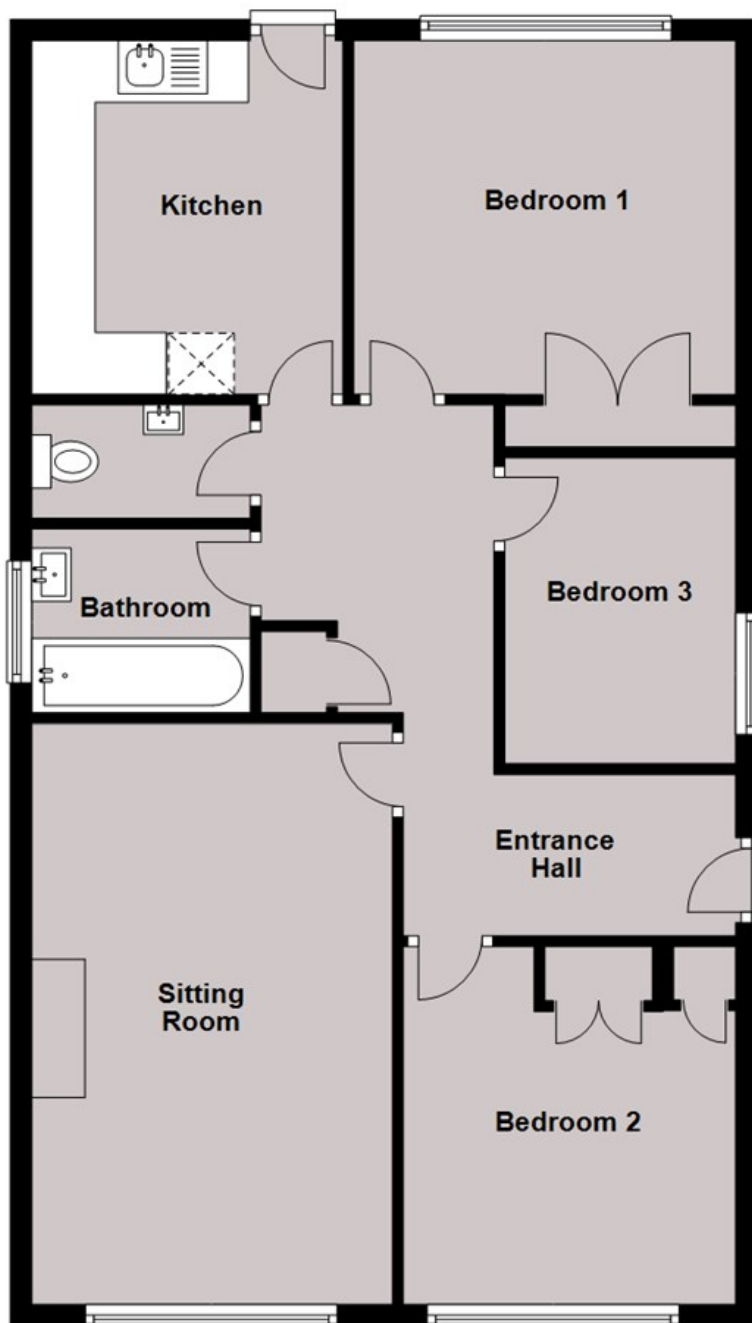
Independent Redress Scheme

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

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Energy Efficiency Rating	
Current Rating	A
Potential Rating	A
Energy Efficiency Rating Legend	
A	Very Good
B	Good
C	Fair
D	Below Average
E	Poor
F	Very Poor
G	Worst
Environmental Impact (CO2) Rating	
Current Rating	A
Potential Rating	A
Environmental Impact (CO2) Rating Legend	
A	Very Low
B	Low
C	Medium
D	High
E	Very High
F	Worst