

CHRISTOPHER HODGSON



**Chestfield, Whitstable**

**To Let £1,650 PCM**

FOR COASTAL, COUNTRY  
& CITY LIVING



# Chestfield, Whitstable

*21 Share & Coulter Road, Chestfield, Whitstable, Kent,  
CT5 3LE*

A spacious semi-detached house enjoying a peaceful setting on a desirable road in this highly regarded village, ideally positioned for access to Canterbury (6.2 miles) and Whitstable (2.1 miles) and within close proximity of supermarkets, bus routes, amenities, Chestfield & Swalecliffe Station (500 metres) and the seafront.

The smartly presented and generously proportioned accommodation is arranged to provide an entrance hall, sitting room, a smartly fitted kitchen with breakfast area, three double bedrooms and two bathrooms, including an en-suite bathroom to the principal bedroom.

The South facing rear garden extends to 62ft (18m) and is predominantly laid to lawn, with an area of patio which is ideal for outside entertaining. A driveway to the front of the property provides off street parking for several vehicles and access to a detached garage.

No pets or smokers. Available from mid-April.



## LOCATION

Share & Coulter Road is a popular location in the village of Chestfield which is conveniently situated between Canterbury and Whitstable. The Village benefits from an attractive range of buildings centred around the 18 hole golf course and club house including oast houses and a 14th Century barn housing a restaurant. Local supermarkets are only a short drive away with Whitstable being approximately three miles distant and offering a good range of local shops as well as recreational and educational facilities. There are railway stations both at Chestfield and Whitstable offering fast and frequent services to London (Victoria approximately 1hr 20mins) and the A299 is easily accessible giving access to the subsequent motorway networks.

## ACCOMODATION

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

### GROUND FLOOR

- Entrance Hall  
5'11" x 5'11" (1.81m x 1.81m)
- Sitting Room  
20'0" x 11'0" (6.10m x 3.37m)

- Kitchen/Dining Room  
14'2" x 13'1" (4.34m x 4.00m)
- Shower Room  
9'11" x 5'6" (3.04m x 1.68m)

### FIRST FLOOR

- Landing  
8'10" x 5'6" (2.70m x 1.70m)
- Bedroom 1  
17'2" x 11'4" (5.22m x 3.45m)
- Bedroom 2  
11'3" x 10'0" (3.45m x 3.07m)
- Bedroom 3  
8'10" x 7'11" (2.70m x 2.42m )
- Bathroom  
8'0" x 4'7" (2.45m x 1.42m)

### OUTSIDE

- Garage  
20'0" x 9'0" (6.10m x 2.75m)
- Garden  
62' x 28' (18.90m x 8.53m)



**HOLDING DEPOSIT**  
£380 (or equivalent to 1 weeks rent)

**TENANT 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 [www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

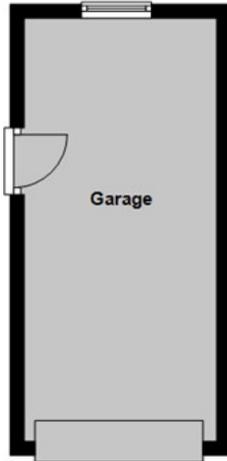
**CLIENT MONEY PROTECTION**  
Provided by ARLA

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



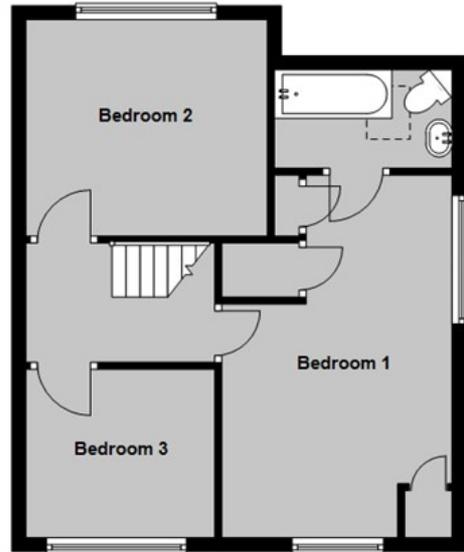
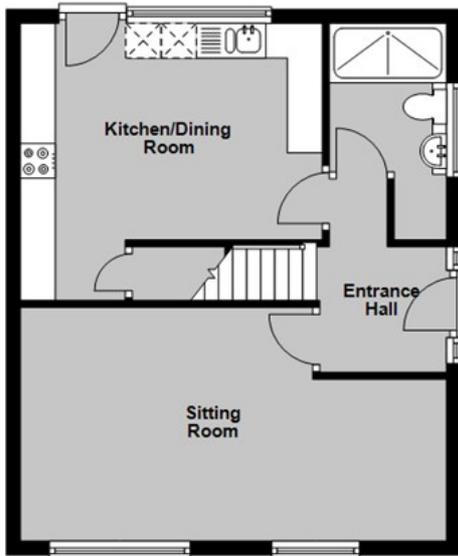
### Ground Floor

Main area: approx. 45.8 sq. metres (493.2 sq. feet)  
Plus garages, approx. 16.8 sq. metres (180.5 sq. feet)



### First Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



Main area: Approx. 89.1 sq. metres (959.5 sq. feet)  
Plus garages, approx. 16.8 sq. metres (180.5 sq. feet)

## Council Tax Band D. The amount payable under tax band D for the year 2023/2024 is £2,097.60

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| Energy Efficiency Rating            |      |
|-------------------------------------|------|
| Current Energy Rating               | A    |
| Current Environmental Impact Rating | B    |
| Current Energy Cost                 | £92  |
| Current Environmental Impact Cost   | £62  |
| Current Energy Rating               | C    |
| Current Environmental Impact Rating | D    |
| Current Energy Cost                 | £120 |
| Current Environmental Impact Cost   | £80  |
| Current Energy Rating               | F    |
| Current Environmental Impact Rating | G    |
| Current Energy Cost                 | £180 |
| Current Environmental Impact Cost   | £120 |
| Current Energy Rating               | G    |
| Current Environmental Impact Rating | H    |
| Current Energy Cost                 | £240 |
| Current Environmental Impact Cost   | £160 |

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