

CHRISTOPHER HODGSON



Swalecliffe, Whitstable
To Let £1,650 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Swalecliffe, Whitstable

23 Elm Wood Close, Swalecliffe, Whitstable, Kent, CT5 2QR

A spacious semi-detached family home in a much sought after location, conveniently situated for access to schools, bus routes, shops, supermarkets, the seafront and Chestfield & Swalecliffe mainline station (500 metres).

The smartly presented accommodation is arranged on the ground floor to provide an entrance porch, entrance hall, a sitting room with double doors opening to a dining room, a kitchen and a cloakroom. To the first floor there are three bedrooms and a bathroom.

The property benefits from a South facing rear garden

extending to 73ft (22m) and incorporates a summer house and two outside seating areas. A driveway provides off street parking for two vehicles and access to a detached garage.

No smokers. Immediately Available.



LOCATION

Elm Wood Close is situated in a much sought after central location in Swalecliffe, conveniently positioned for access to local shopping and educational facilities, seafront, bus routes and approximately 530 yards from Chestfield & Swalecliffe mainline railway station. Swalecliffe benefits from its close proximity to neighbouring Tankerton with a varied array of shopping facilities, restaurants and Tankerton slopes which provide access to the sea front, sailing club and walks into central Whitstable, just a mile distance. Chestfield and Swalecliffe mainline railway station offers fast and frequent services to London Victoria (approximately 89 minutes) and high speed links to London St Pancras (approximately 80 minutes). The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements are:

GROUND FLOOR

- Entrance Porch
5'11" x 4'1" (1.80m x 1.24m)
- Entrance Hall
11'11" x 2'11" (3.63m x 0.89m)
- Sitting Room
16'5" x 12'4" (5.00m x 3.76m)
- Dining Room
9'11" x 9'0" (3.02m x 2.75m)

- Kitchen
11'5" x 9'3" (3.47m x 2.81m)

- Cloakroom
5'5" x 2'7" (1.65m x 0.79m)

FIRST FLOOR

- Bedroom 1
14'2" x 12'2" (4.33m x 3.70m)
- Bedroom 2
12'1" x 9'8" (3.68m x 2.95m)
- Bedroom 3
8'10" x 7'6" (2.69m x 2.28m)
- Shower Room
7'0" x 5'6" (2.13m x 1.68m)

OUTSIDE

- Garage
16'2" x 7'10" (4.93m x 2.39m)
- Garden
73'4" x 27'9" (22.35m x 8.46m)

HOLDING DEPOSIT

£380 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

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



TENANCY INFORMATION

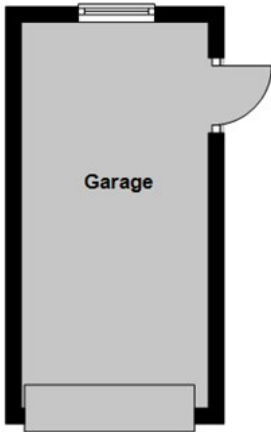
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

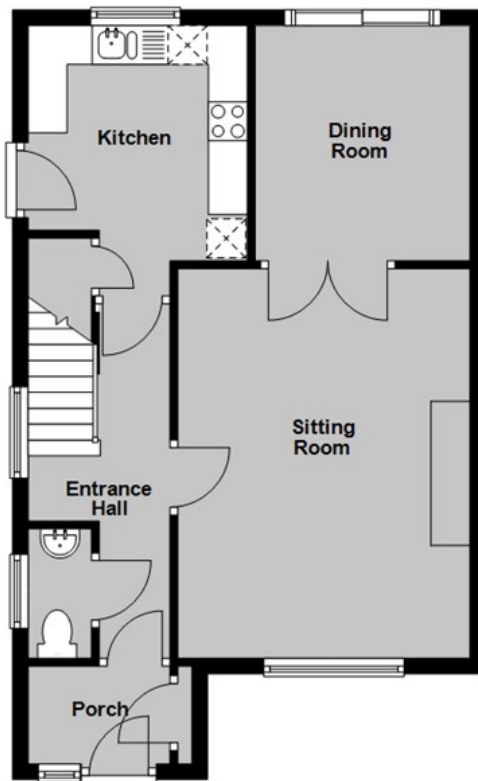
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Garage

Ground Floor

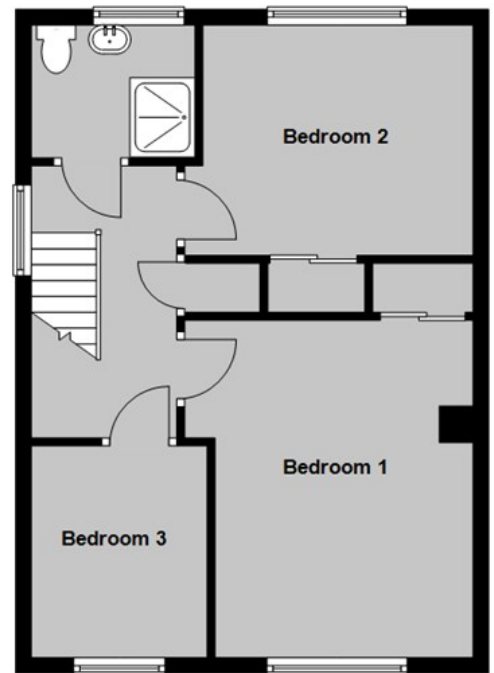
Main area: approx. 48.8 sq. metres (525.6 sq. feet)
Plus garages, approx. 11.9 sq. metres (127.9 sq. feet)



Main area: Approx. 94.9 sq. metres (1021.3 sq. feet)
Plus garages, approx. 11.9 sq. metres (127.9 sq. feet)

First Floor

Approx. 46.1 sq. metres (495.7 sq. feet)



Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,397.99.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	A	86
Energy efficient	B	
Decent	C	65
Needs improvement	D	
Low energy efficient - higher running costs	E	
Very low energy efficient - highest running costs	F	
England & Wales		

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