

CHRISTOPHER HODGSON



**Whitstable**  
**To Let** £1,295 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

# Whitstable

## 4 Marlowe Close, Whitstable, Kent, CT5 3HF

This spacious and smartly presented semi-detached bungalow is conveniently situated in a prime residential location and is well served by local supermarkets, medical centre and mainline railway stations.

The generously proportioned accommodation is arranged to provide an entrance porch, living/dining room, open-plan to a kitchen, conservatory, two double bedrooms and a bathroom.

The South-East facing rear garden extends to 43ft (13.11m). A driveway to the side of the property provides off street parking for a number of vehicles and access to a detached garage.

No smokers. Available immediately.



### LOCATION

Marlowe Close is conveniently situated in a popular residential location and well positioned for access to local amenities including Sainsburys and Tesco supermarkets, Chestfield medical centre and Whitstable and Chestfield mainline railway stations, offering fast and frequent services to London Victoria (approximately 80mins) and high speed links to London St Pancras (approximately 73 mins). There are local bus routes providing links to surrounding areas including Whitstable town centre which is approximately 2 miles distant and has a wide and varied array of shops, fashionable restaurants and leisure amenities on offer. 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 (taken at maximum points) are:

- Entrance Porch  
6'6" m x 2'8" (2.00 m x 0.83m)

- Entrance Hall  
12'5" x 9'11" (3.80m x 3.04m)

- Living/Dining Room  
15'6" x 11'7" (4.74m x 3.54m)

- Kitchen  
10'5" x 9'11" (3.20m x 3.04m)

- Conservatory  
19'6" x 7'4" (5.95m x 2.25m)

- Bedroom 1  
17'3" x 11'7" (5.27m x 3.54m)

- Bedroom 2  
10'0" x 9'11" (3.05m x 3.04m)

- Bathroom  
7'10" x 5'5" (2.40m x 1.67m)

### OUTSIDE

- Garage  
16'2" x 9'10" (4.95m x 3.00m)

- Garden  
43' x 31'6" (13.11m x 9.60m)

### HOLDING DEPOSIT

£298 (or equivalent to 1 weeks rent)

### TENANCY DEPOSIT

£1,494 (or equivalent to 5 weeks rent)

### TENANCY INFORMATION

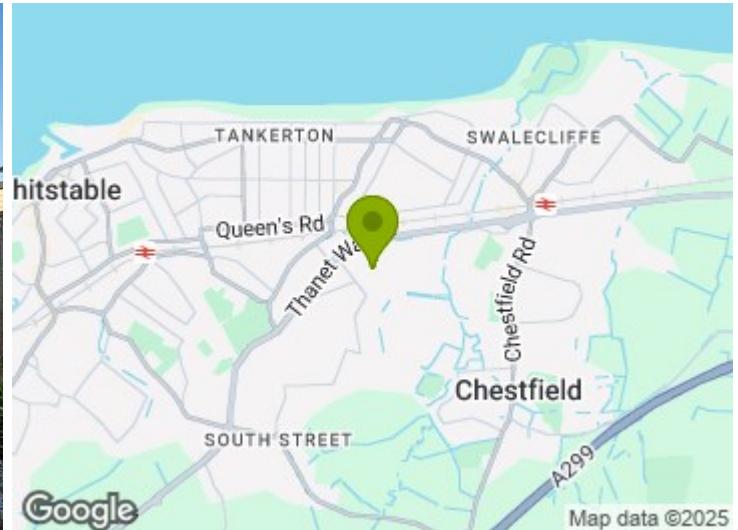
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website [www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

### CLIENT MONEY PROTECTION

Provided by ARLA

### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



## Ground Floor

Main area: approx. 83.8 sq. metres (901.9 sq. feet)  
Plus garages, approx. 14.9 sq. metres (159.8 sq. feet)



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### Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - new rating code			
Rating A			88
Rating B			78
Rating C			73
Rating D			70
Rating E			68
Rating F			65
Rating G			62
Not energy efficient - higher rating code			
England & Wales		82	95
Scotland		2005/16C	2010/16C