

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.

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

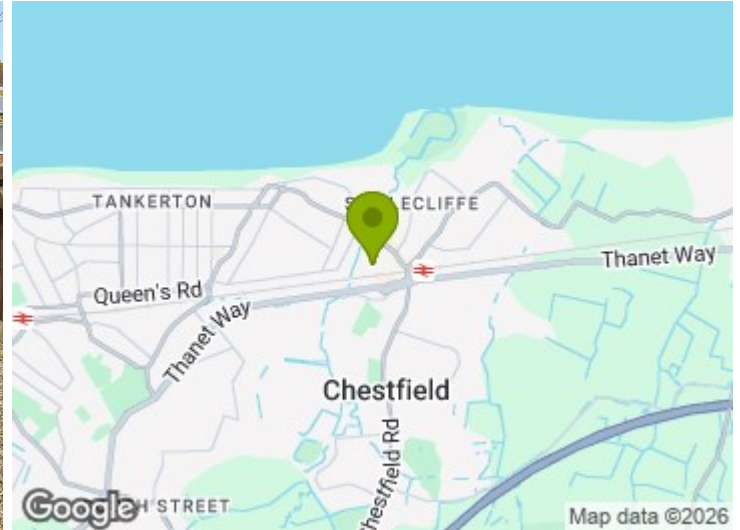
- Garage
16'2" x 7'10" (4.93m x 2.39m)
- Garden
73'4" x 27'9" (22.35m x 8.46m)

HOLDING DEPOSIT

£380 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

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



TENANCY INFORMATION

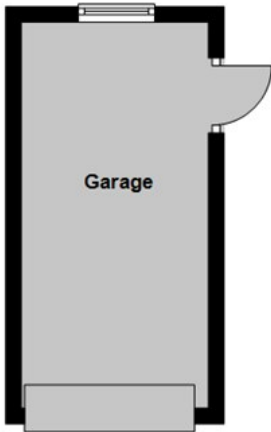
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

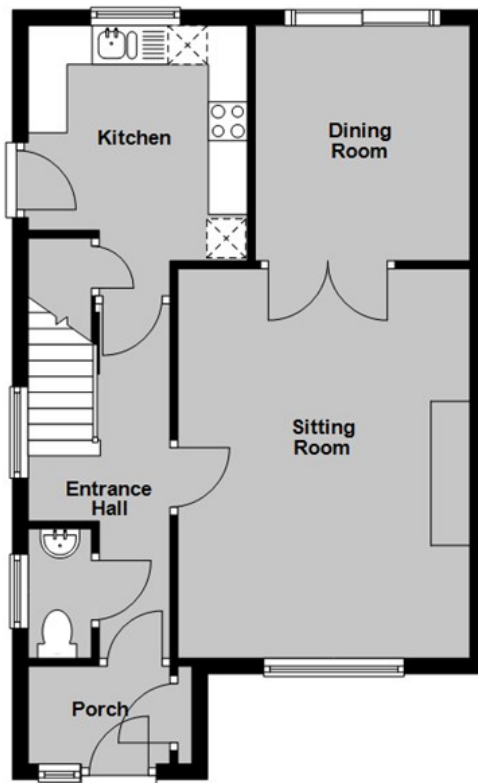
Christopher Hodgson Estate Agents are members of The Property Ombudsman



Garage

Ground Floor

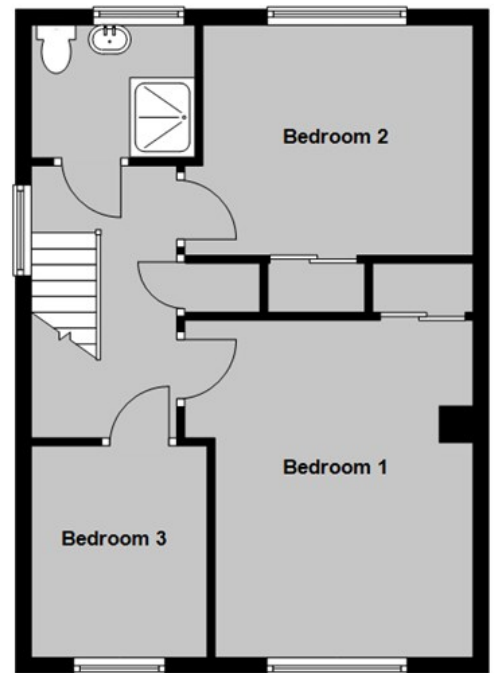
Main area: approx. 48.8 sq. metres (525.6 sq. feet)
Plus garages, approx. 11.9 sq. metres (127.9 sq. feet)



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.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		
Very energy efficient - lower running costs	A	86
Energy efficient	B	
Decent	C	65
Needs improvement	D	
Needs improvement	E	
Needs improvement	F	
Needs improvement	G	
Very energy inefficient - higher running costs		
England & Wales		
EPC Display		

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

