

CHRISTOPHER HODGSON



Whitstable

To Let £1,250 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

18 Sandpiper Road, Whitstable, Kent, CT5 4DP

A spacious and smartly presented semi-detached bungalow in an elevated position, with magnificent views towards the sea and of the Isle of Sheppey beyond. Sandpiper Road is a desirable location close to bus routes, local shops and the beach. The town centre is approximately 1.2 miles distant and Whitstable mainline railway station is approximately 1.5 miles distant.

The property provides comfortably proportioned

accommodation presented in smart contemporary style, arranged to provide an entrance hall, sitting room, kitchen, two bedrooms and a shower room.

A decked area to the rear of the bungalow provides an area for outside entertaining, and access to the secluded garden. A driveway provides off road parking for two vehicles.

No pets or smokers. Available immediately.



Location

Sandpiper Road is situated in a desirable residential location in Whitstable which is an increasingly popular and fashionable town by the sea. Whitstable benefits from a bustling High Street with a range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars, well regarded restaurants and working harbour for which the town has become renowned.

Whitstable mainline railway station (approximately 1.5 miles distant) offers frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 dual carriage way provides a link to the M2 and A2 giving access to the Channel ports and motorway network.

Accommodation

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

- Entrance Hall
- Sitting Room
15'3" x 10'3" (4.65m x 3.12m)
- Kitchen
11'3" x 9'5" (3.44m x 2.87m)
- Bedroom 1
13'0" x 10'3" (3.97m x 3.12m)

- Bedroom 2
9'5" x 8'3" (2.87m x 2.51m)

- Shower Room

- Rear Garden
42' x 30' (12.80m x 9.14m)

Holding Deposit
£288 (or equivalent to 1 weeks rent)

Tenancy Deposit
£1,442 (or equivalent to 5 weeks rent)

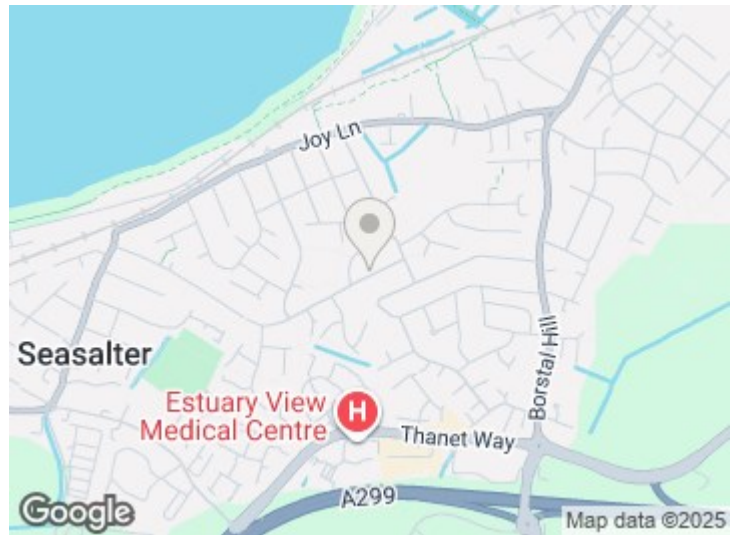
Tenancy Information

For the full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/tenants

Independent Redress Scheme

Christopher Hodgson Estate Agents are members of The Property Ombudsman

Client Money Protection
Provided by ARLA



Ground Floor

Approx. 53.1 sq. metres (571.3 sq. feet)



Total area: approx. 53.1 sq. metres (571.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53

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	
100% energy efficient - lowest possible score	Current
90% energy efficient - A	85
80% energy efficient - B	
70% energy efficient - C	
60% energy efficient - D	
50% energy efficient - E	
40% energy efficient - F	
30% energy efficient - G	
20% energy efficient - H	
10% energy efficient - I	
England & Wales	EU Directive 2002/91/EC

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

