



Chestfield, Whitstable

To Let **£1,695 PCM**

...for Coastal, Country & City living.

Chestfield, Whitstable

149 Chestfield Road, Chestfield, Whitstable, Kent, CT5 3LR

An extended and exceptionally spacious detached bungalow occupying a generous plot in a peaceful setting. The property is easily accessible to Whitstable town centre (2.4 miles distant), supermarkets, bus routes, amenities, Chestfield & Swalecliffe railway station, and the seafront.

The generously proportioned accommodation and is arranged to provide an entrance porch, entrance hall, sitting room, kitchen/dining room opening to a family room, a utility three bedrooms and two bathrooms including an en-suite shower room to the principal bedroom.

The secluded rear garden extends to 95ft (29m) and incorporates a paved terrace and lawn. A driveway provides off street parking for a number of vehicles.

No pets or smokers. Available immediately.



Location

Chestfield Road is a sought after position within this favoured village, which is situated between Canterbury and Whitstable. The village is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80 mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsburys Supermarket and a bus route are also easily accessible. The property is 1 mile distant from the 18 hole golf course, club house and 14th Century barn housing a pub and restaurant. Chestfield is situated between the seaside town of Whitstable, renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (5.7 miles distant) which enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

• Entrance Porch

• **Entrance Hall**
11'5" x 5'11" (3.5m x 1.81m)
at maximum points.

• **Sitting Room**
14'10" x 12'0" (4.52m x 3.67m)
at maximum points.

• **Kitchen**
14'0" x 10'0" (4.26m x 3.05m)
at maximum points.

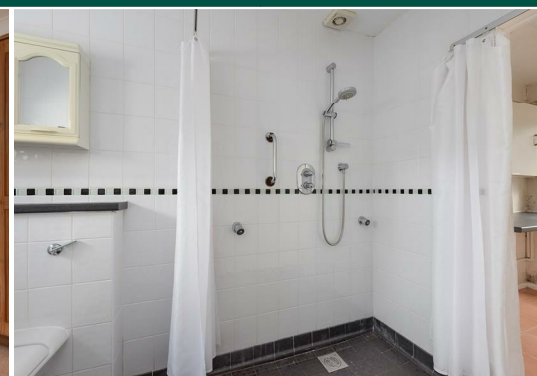
• **Dining Room**
12'6" x 13'1" (3.82m x 4.00m)
at maximum points.

• **Reception Room**
16'11" x 11'3" (5.15m x 3.43m)
at maximum points.

• **Bedroom 1**
13'9" x 11'6" (4.20m x 3.50m)
at maximum points.

• **En-Suite Shower Room**
9'2" x 4'11" (2.80m x 1.50m)
at maximum points.

• **Bedroom 2**
13'11" x 7'8" (4.25m x 2.33m)
at maximum points.



• **Bedroom 3 / Study**
9'11" x 8'0" (3.04m x 2.46m)
at maximum points.

• **Bathroom**
9'10" x 6'10" (3.01m x 2.10m)
at maximum points.

• **Utility Room**
7'3" x 4'11" (2.21m x 1.50m)
at maximum points.

OUTSIDE

• **Garden**
95' x 50' (28.96m x 15.24m)
at maximum points.

Holding Deposit
£391 (or equivalent to 1 weeks rent)

Tenancy Deposit
£1,955 (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/Tenants

Client Money Protection

Provided by ARLA

Independent Redress Scheme

Christopher Hodgson Estate Agents are members of The Property Ombudsman





Ground Floor

Approx. 122.1 sq. metres (1314.0 sq. feet)

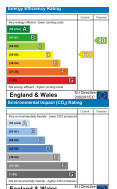


Total area: approx. 122.1 sq. metres (1314.0 sq. feet)

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

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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