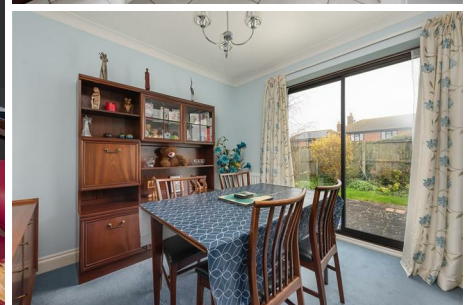


CHRISTOPHER HODGSON



Chestfield, Whitstable

To Let £1,695 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Chestfield, Whitstable

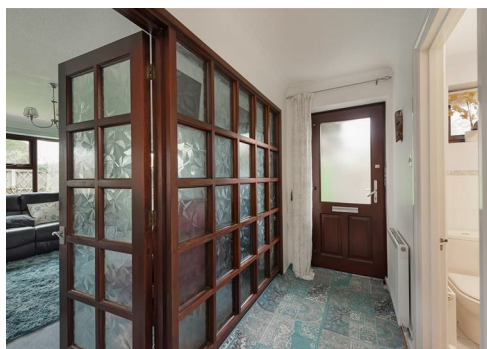
17 Beechcroft, Chestfield, Whitstable, Kent, CT5 3QF

A spacious detached bungalow situated in a quiet cul-de-sac within the desirable village of Chestfield. The property is conveniently situated for access to Canterbury (6.3 miles) and Whitstable (2.1 miles) and within close proximity of supermarkets, bus routes, amenities, railway station and seafront.

The smartly presented accommodation is arranged to provide an entrance hall, 'L' shaped sitting room with dining area, a smartly fitted kitchen with integrated appliances, three double bedrooms, a shower room and a separate cloakroom.

The delightful and well stocked rear garden extends to 46ft (14m). A driveway and double garage provide off road parking for a number of vehicles.

No pets or smokers. Available from late July.



LOCATION

Beechcroft is a desirable location in the heart of the favoured village of Chestfield and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (94 mins from Chestfield / 80mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). Chestfield Medical Centre, Sainsbury's Supermarket and a bus route are also easily accessible. The property is within walking distance of 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 (approximately 2.6 miles distant), renowned for its watersports facilities and well regarded restaurants and the Cathedral city of Canterbury (approximately 6 miles distant) which enjoys a number of public schools, state schools and higher educational facilities.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
14'11" x 11'1" (4.55m x 3.38m)

- Sitting/Dining Room
21'5" x 15'5" (6.53m x 4.70m)

- Kitchen
13'4" x 8'11" (4.06m x 2.72m)

- Cloakroom
5'11" x 3'3" (1.80m x 0.99m)

- Bedroom 1
12'4" x 10'1" (3.76m x 3.08m)

- Bedroom 2
11'10" x 8'11" (3.61m x 2.72m)

- Bedroom 3
9' x 9' (2.74m x 2.74m)

- Shower Room
7'3" x 5'7" (2.21m x 1.70m)

OUTSIDE

- Garden
46' x 20' (14.02m x 6.10m)

- Double Garage
16'11" x 16'4" (5.16m x 5.00m)



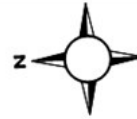
HOLDING DEPOSIT
£391 (or equivalent to 1 weeks rent)

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/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

Approx. 111.1 sq. metres (1195.5 sq. feet)



Total area: approx. 111.1 sq. metres (1195.5 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2024/2025 is £2,684.94

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	Current
A	85
B	70
C	
D	
E	
F	
G	
Very energy inefficient - higher running costs	Minimum
England & Wales	

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

