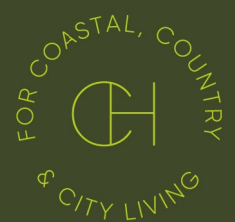


CHRISTOPHER HODGSON



**Chestfield, Whitstable**

**To Let** £1,795 PCM



# Chestfield, Whitstable

## 89 Maydowns Road, Chestfield, Whitstable, CT5 3LW

A spacious detached bungalow ideally situated on a private no-through road. The property is within close proximity of Chestfield golf course, the historic 14th Century Chestfield Barn housing a pub and restaurant, Chestfield medical centre, supermarkets, bus routes and Chestfield and Swalecliffe station (0.5 miles).

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, a large open-plan kitchen/dining room, sitting room, conservatory, three double bedrooms and a bathroom.

The property also benefits from an air source heat pump and photovoltaic solar panels with battery storage, both of which contribute towards significantly reduced running costs, and an Energy Efficiency Rating of A (110).

The bungalow occupies a generous plot, with the rear garden extending to 105ft (32m). The gardens are predominantly laid to lawn, with mature trees and an office/studio. A driveway to the front of the property provides off street parking for a number of vehicles and includes a charging point for electric vehicles.

No smokers. Available from mid October.



### LOCATION

Maydowns Road is a desirable location in 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 / 80 mins 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 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 (6.5 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 (taken at maximum points) are:

• Entrance Hall  
15'2" x 1'6" (4.63m x 0.47m)

• Sitting Room  
15'11" x 11'8" (4.86m x 3.58m)

• Dining Room  
12'5" x 12'0" (3.81m x 3.68m)

• Kitchen  
21'11" x 9'6" (6.70m x 2.90m )

• Conservatory  
11'1" x 9'6" (3.40m x 2.93m)

• Bedroom 1  
12'0" x 11'6" (3.67m x 3.51m)

• Bedroom 2  
10'2" x 8'0" (3.10m x 2.45m)

• Bedroom 3  
9'11" x 8'10" (3.04m x 2.71m)

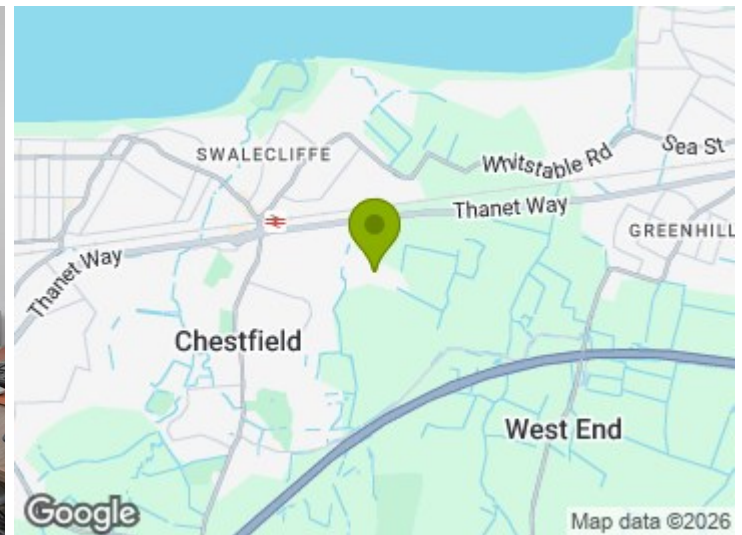
• Bathroom  
6'10" x 5'10" (2.09m x 1.79m )

### OUTSIDE

• Office/Studio  
15'5" x 8'2" (4.70m x 2.51m)

• Garden  
105' x 29' (32.00m x 8.84m)

• Parking



#### SOLAR ENERGY

The property benefits from Photovoltaic solar panels that contribute to the electricity supply.

#### HOLDING DEPOSIT

£414 (or equivalent to 1 weeks rent)

#### TENANCY DEPOSIT

£2,071 (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

