Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Seasalter, Whitstable

To Let £1,450 PCM

...for Coastal, Country & City living.

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Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Seasalter, Whitstable

8 Ashley Drive, Seasalter, Whitstable, Kent, CT5 4SU

An exceptionally spacious detached bungalow situated in a desirable location and conveniently positioned for access to Seasalter Beach and local amenities including a Co-operative convenience store, Seasalter Surgery and Pharmacy, and Whitstable town centre and station, which is less than 2 miles distant.

The generous accommodation totals 845 sq ft (78 sq m) and comprises an entrance hall, spacious sitting room, modern kitchen, three bedrooms, a bathroom, and a cloakroom.

To the rear of the bungalow the garden extends to 52ft (15.8m). The detached garage, car port and driveway provide parking for a number of vehicles.

No pets or smokers. Immediately available.

Location
Ashley Drive is situated off Faversham Road and is located approximately 2 miles from Whitstable town centre. Whitstable offers a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching and walking as well as the seafood restaurants for which it has become renowned. Mainline rail services can be found at Whitstable offering fast and frequent services to London (Victoria approximately 1hr 20mins). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible offering access to the A2/M2 linking to the channel ports and subsequent motorway network.

Accommodation
The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Hall**
  14'7" x 6'10" (4.46m x 2.10m)
  at maximum points.

- **Sitting Room**
  17'11" x 11'1" (5.46m x 3.39m)
  at maximum points.

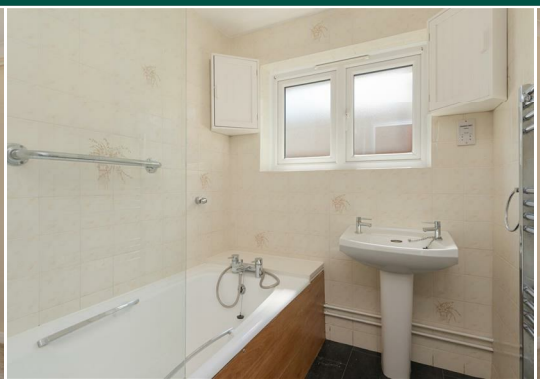
- **Kitchen**
  10'11" x 9'7" (3.32m x 2.92m)
  at maximum points.

- **Cloakroom**

- **Bedroom 1**
  12'6" x 11'9" (3.82m x 3.59m)
  at maximum points.

- **Bedroom 2**
  11'1" x 10'3" (3.37m x 3.12m)
  at maximum points.

- **Bedroom 3**
  9'5" x 7'1" (2.88m x 2.17m)
  at maximum points.



• **Bathroom**
6'8" x 5'8" (2.05m x 1.73m)
at maximum points.

OUTSIDE

• **Garden**
52' x 43' (15.85m x 13.11m)
at maximum points.

Holding Deposit
£334 (or equivalent to 1 weeks rent)

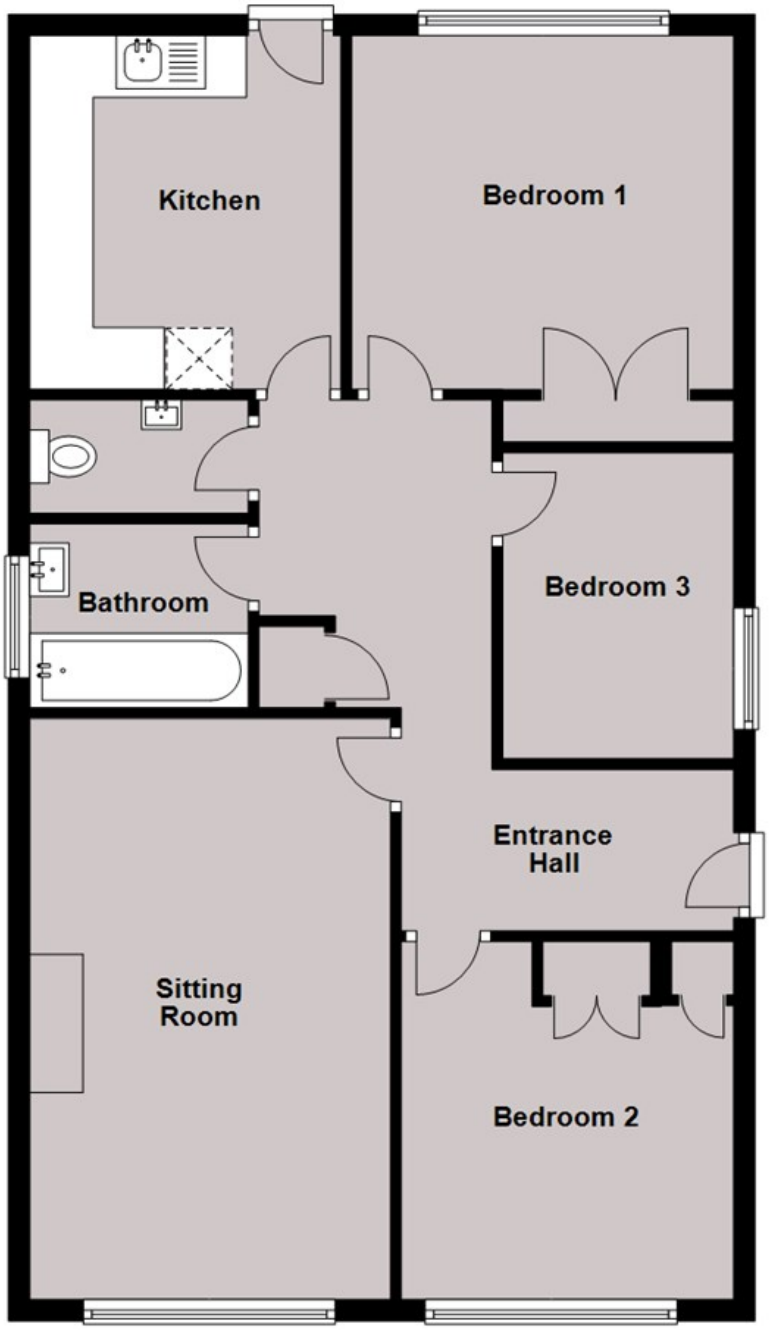
Tenancy Deposit
£1,673 (or equivalent to 5 weeks rent)

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

Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman

Ground Floor

Approx. 78.6 sq. metres (845.7 sq. feet)



Total area: approx. 78.6 sq. metres (845.7 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £1,997.91.

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

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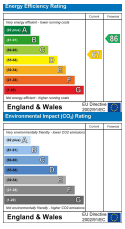

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