



## Chestfield, Whitstable

To Let £1,495 PCM

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443  
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . [www.christopherhodgson.co.uk](http://www.christopherhodgson.co.uk)

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.

# Chestfield, Whitstable

3 Old Fold, Chestfield, Whitstable, Kent, CT5 3NL

\*VIDEO TOUR AVAILABLE\*

Ideally situated in a favoured village location, this spacious detached bungalow occupies a generous plot in a peaceful setting and is easily accessible to Whitstable town centre (2.1 miles distant), supermarkets, bus routes, amenities, railway stations and the seafront.

The smartly presented accommodation has recently undergone a programme of refurbishment and is arranged to provide an entrance hall, a spacious sitting room opening to a dining room, kitchen, conservatory, three bedrooms (two doubles) and a newly fitted bathroom.

A driveway provides parking for two vehicles and access to the integral garage. To the rear of the bungalow there is a delightful garden which extends to 80ft (24m) and is a particularly attractive feature of the property. Available Immediately.



## Location

Old Fold is a desirable road located within the favoured village of Chestfield and is well served by Chestfield and Whitstable railway stations offering fast and frequent services to London Victoria (approximately 80mins) and high speed links to London St Pancras (approximately 73 mins). Chestfield Medical Centre, Sainsburys Supermarket and a bus route are also easily accessible. The property is just a short stroll 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 (approximately 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, 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:

### • Entrance Hall

### • Sitting Room

17'0" x 11'11" (5.17m x 3.62m)

### • Dining Room

9'4" x 6'0" (2.84m x 1.83m)

### • Kitchen

10'8" x 10'0" (3.25m x 3.05m)  
at maximum points.

### • Conservatory

13'10" x 9'8" (4.22m x 2.95m)  
at maximum points.

### • Bedroom 1

13'0" x 12'1" (3.96m x 3.68m)  
at maximum points.

### • Bedroom 2

13'0" x 12'2" (3.96m x 3.71m)

### • Bedroom 3

9'0" x 8'4" (2.74m x 2.54m)

### • Bathroom

9'0" x 8'4" (2.74m x 2.54m)  
at maximum points.



• **Garage**  
17'0 x 8'7 (5.18m x 2.62m)  
at maximum points.

• **Garden**  
80'2 x 37'6 (24.43m x 11.43m)  
at maximum points.

**Holding Deposit**  
£345 (or equivalent to 1 weeks  
rent)

**Tenancy Deposit**  
£1,725 (or equivalent to 5 weeks  
rent)

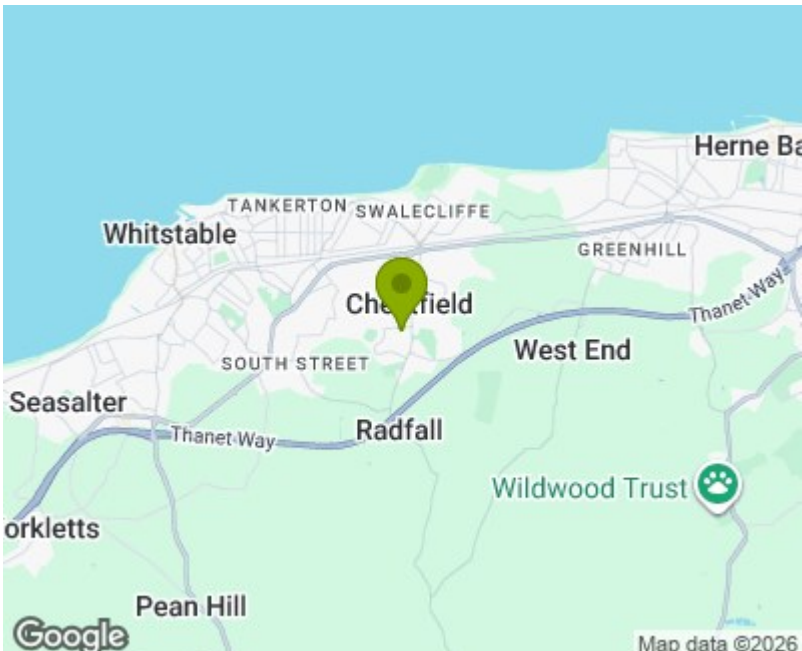
**Tenancy Information**  
For full details of the costs  
associated with renting a property

through Christopher Hodgson  
Estate Agents, please visit our  
website  
[www.christopherhodgson.co.uk/Tenant](http://www.christopherhodgson.co.uk/Tenant)

**Client Money Protection**  
Provided by ARLA

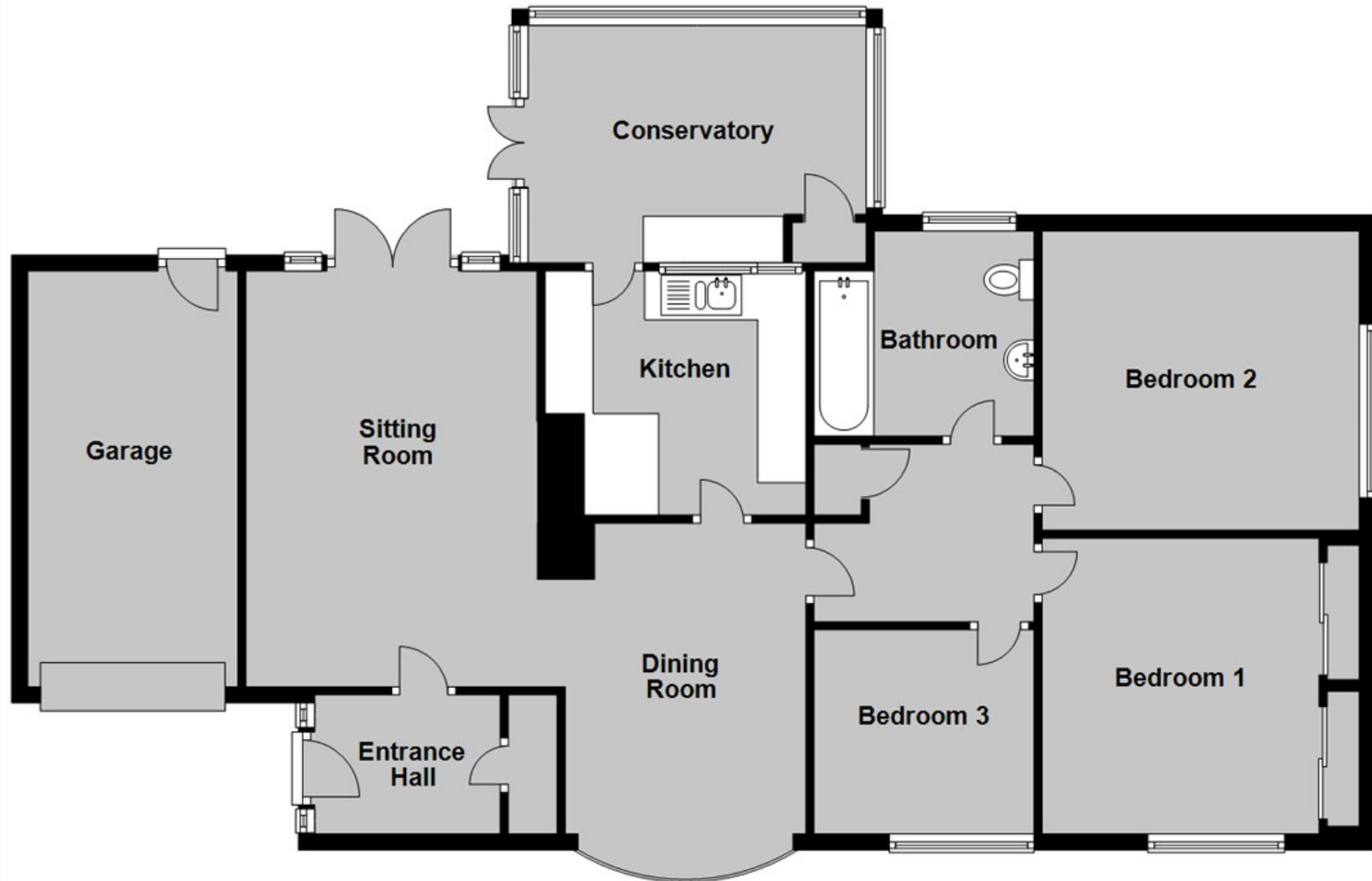
**Independent Redress Scheme**  
Christopher Hodgson Estate Agents  
are members of The Property  
Ombudsman

**Video Tour Available**  
We won't let social distancing  
measures stop you from seeing this  
property. Please view the video tour  
for this property, and contact us to  
discuss arranging a physical viewing.



## Ground Floor

Approx. 125.7 sq. metres (1353.4 sq. feet)



Total area: approx. 125.7 sq. metres (1353.4 sq. feet)

Council Tax Band E. The amount payable under tax band E for the year 2021/2022 is £2391.00

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

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 | Environmental Impact Rating |
|--------------------------|-----------------------------|
| A                        | Very Low                    |
| B                        | Low                         |
| C                        | Medium-Low                  |
| D                        | Medium                      |
| E                        | Medium-High                 |
| F                        | High                        |
| G                        | Very High                   |