

CHRISTOPHER HODGSON



**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 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 smokers. Available immediately.

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



### 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 (taken at maximum points) are:

#### GROUND FLOOR

- Entrance Porch
- Entrance Hall  
11'5" x 5'11" (3.5m x 1.81m)
- Sitting Room  
14'10" x 12'0" (4.52m x 3.67m)
- Kitchen  
14'0" x 10'0" (4.26m x 3.05m)
- Dining Room  
12'6" x 13'1" (3.82m x 4.00m)
- Reception Room  
16'11" x 11'3" (5.15m x 3.43m)
- Bedroom 1  
13'9" x 11'6" (4.20m x 3.50m)
- En-Suite Shower Room  
9'2" x 4'11" (2.80m x 1.50m)
- Bedroom 2  
13'11" x 7'8" (4.25m x 2.33m)
- Bedroom 3 / Study  
9'11" x 8'0" (3.04m x 2.46m )
- Bathroom  
9'10" x 6'10" (3.01m x 2.10m)



- Utility Room  
7'3" x 4'11" (2.21m x 1.50m)

#### OUTSIDE

- Garden  
95' x 50' (28.96m x 15.24m)

**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/](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





## 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 2025/2026 is £2,303.25

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		Current	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	F		
Worst energy inefficient (oldest properties)	G		
Energy Efficiency Rating		Current	Potential
England & Wales			

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

