



Whitstable

To Let **£1,650 PCM PCM**

...for Coastal, Country & City living.



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Whitstable

17 Collingwood Road, Whitstable, Kent, CT5 1ED

A spacious detached bungalow situated on a generous plot in a highly desirable central location. The property is enviably located on a private road with superb views over Whitstable & Seasalter Golf Course, moments from the beach and within close proximity of the bustling town centre and station (0.7 miles).

The generously proportioned accommodation is arranged to provide an entrance hall, sitting room with views over the golf course, a kitchen open-plan to a dining area, a garden room, two double bedrooms and a shower room.

A garage and driveway provide off street parking for a number of vehicles. The private rear gardens extend to 49ft (14m). Pets considered, no smokers. Immediately from late October.



Location

Collingwood Road is situated between West Cliff and Island Wall and runs parallel to the golf course over which the property commands far reaching views. It is a convenient and desirable location moments from the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. Just a short stroll will take you into the High Street with its diverse range of boutique shops and highly regarded restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

• Entrance Hall

14'11" x 7'1" (4.55m x 2.16m)
at maximum points.

• Sitting Room

17'11" x 11'11" (5.47m x 3.64m)
at maximum points.

• Dining Room

11'11" x 10'10" (3.63m x 3.30m)
at maximum points.

• Garden Room

9'6" x 7'11" (2.90m x 2.41m)
at maximum points.

• Kitchen

12'0" x 8'4" (3.65m x 2.53m)
at maximum points.

• Bedroom 1

12'10" x 10'3" (3.91m x 3.13m)
at maximum points.



• **Bedroom 2**
12'11" x 8'9" (3.93m x 2.67m)
at maximum points.

• **Shower Room**
7'6" x 7'1" (2.29m x 2.16m)

OUTSIDE

• **Integral Garage**
17'3" x 8'0" (5.26m x 2.44m)
at maximum points.

• **Garden**
49' x 46' (14.94m x 14.02m)
at maximum points.

Holding Deposit
£380 (or equivalent to 1 weeks rent)

Tenancy Deposit
£1,903 (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

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