CHRISTOPHER HODGSON









Swalecliffe, Whitstable

To Let £885 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Swalecliffe, Whitstable

84A Herne Bay Road, Swalecliffe, Whitstable, Kent, CT5 2LX

A ground floor flat benefiting from it's own private entrance and conveniently positioned within close proximity to shops and amenities, Chestfield Medical Centre, bus routes, moments from Chestfield & Swalecliffe station (160 metres) and a short stroll the seafront.

The comfortably proportioned accommodation is arranged to provide an entrance hall, living room with doors opening to a courtyard garden, a modern kitchen, one double bedroom and a shower room.

The low maintenance courtyard garden extends to 15ft (5m).

No smokers. Available from mid September.





LOCATION
Herne Bay Road is a desirable location conveniently situated for access to Swalecliffe and Tankerton, local schools, Tankerton slopes and seafront (0.5 of a mile distant), bus routes, local shops and other amenities. Whitstable's fashionable and charming town centre (1.9 miles distant) boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Chestfield station (0.1 miles distant) and Whitstable station (1.7 miles distant) offer fast and frequent services to London Victoria (94 mins from Chestfield / 80mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). The A299 provides a dual carriage way link to the M2/ A2 giving access to the Channel ports and motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

- Entrance Hall
- Sitting Room 12'0 x 10'8 (3.66m x 3.25m)
- Kitchen 10'4" x 4'4" (3.16m x 1.32m)
- Bedroom 11'10" x 11'3" (3.60m x 3.43m)
- Shower Room 6'2 x 6'9 (1.88m x 2.06m)
- Courtyard Garden 15'0 x 8'9 (4.57m x 2.67m)

HOLDING DEPOSIT
£204 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,021 (or equivalent to 5 weeks rent)

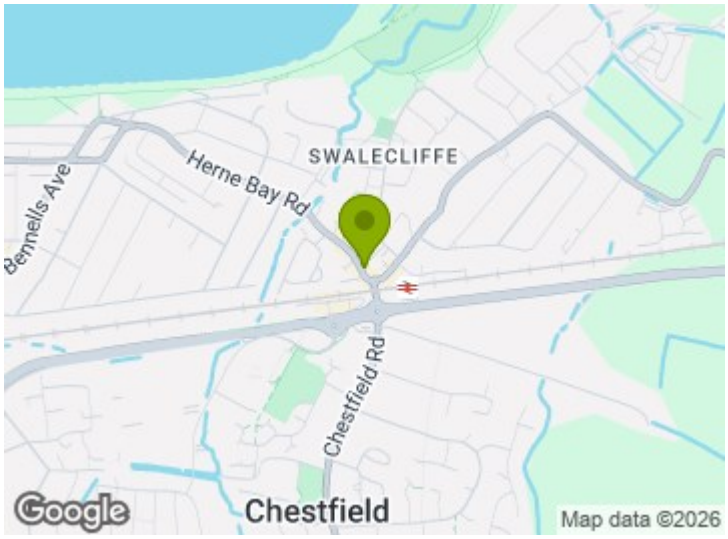
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman

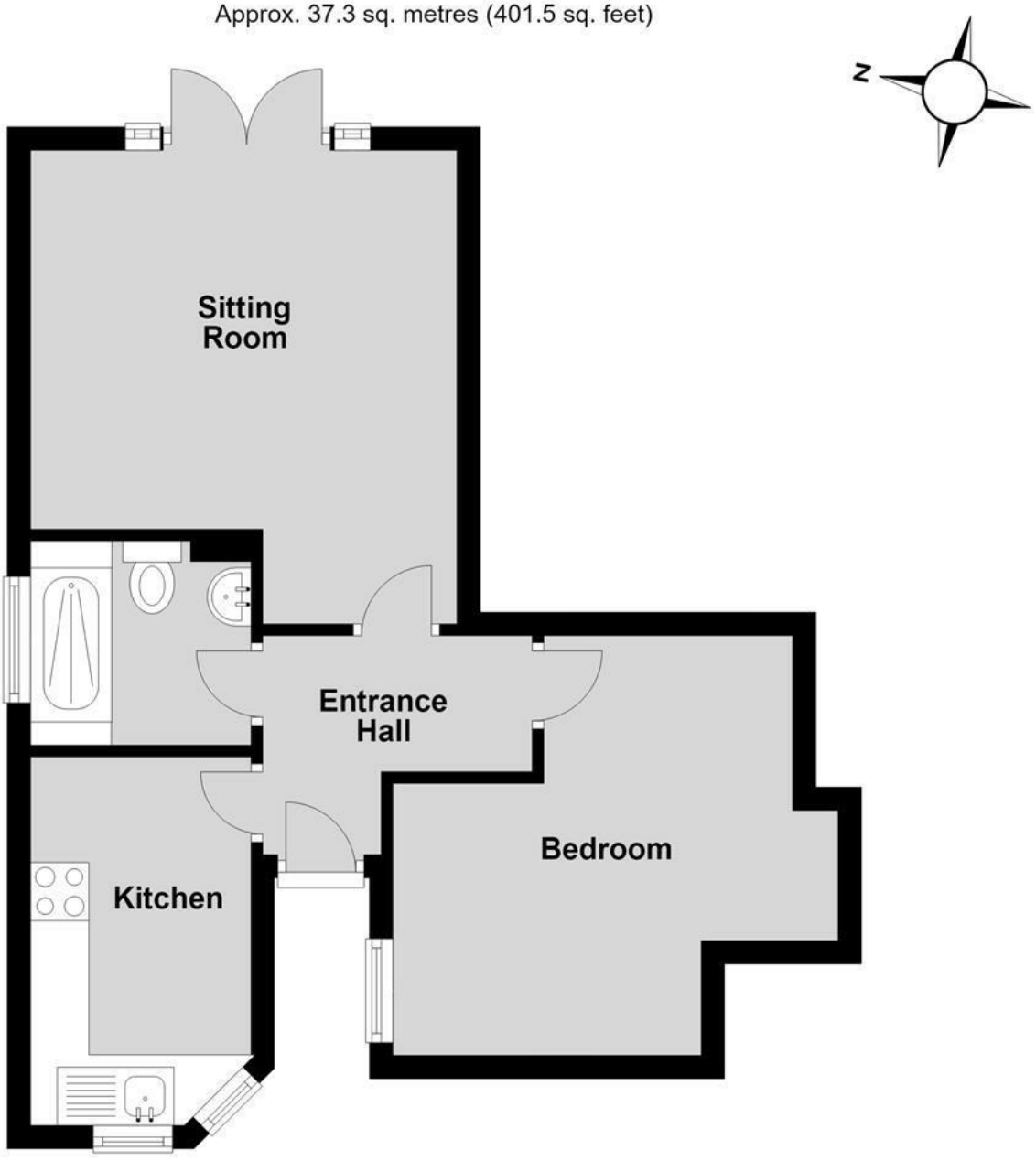





SWALECLIFFE
Herne Bay Rd
Bennells Ave
Chestfield Rd
Google
Chestfield
Map data ©2026

Ground Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



Total area: approx. 37.3 sq. metres (401.5 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2026/2027 is £1,535.50.

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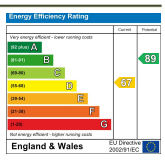

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