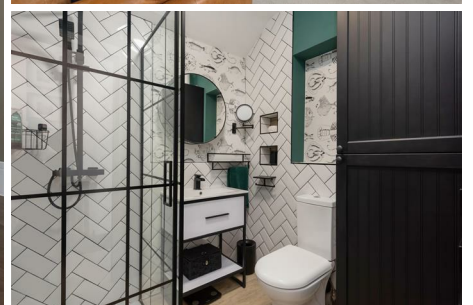


CHRISTOPHER HODGSON



Swalecliffe, Whitstable
To Let £1,950 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Swalecliffe, Whitstable

54 Goodwin Avenue, Swalecliffe, Whitstable, Kent, CT5 2QZ

A significantly extended and beautifully presented family home in a desirable and convenient location accessible to shops, amenities, schools, bus routes, and less than 300 metres from Chestfield & Swalecliffe mainline railway station and within walking distance of the beach (0.6 miles).

The house has been comprehensively remodelled to an exacting standard with high quality fittings and materials, and now provides generously proportioned accommodation presented in smart contemporary style throughout. The ground floor is arranged to provide an entrance hall, an exceptional open-plan kitchen/dining room with doors opening to the garden, a sitting room with open fireplace, and a utility /cloakroom.

To the first floor there are three generous bedrooms and two bathrooms. The principal bedroom has an impressive vaulted ceiling, two Juliette balconies, a free-standing bath and a luxurious en-suite shower room.

A detached annexe provides ancillary accommodation and comprises an open-plan living room with kitchen, a double bedroom, and a shower room.

The South facing garden extends to 64ft (19.5m) and incorporates a large patio area, with the remainder laid to lawn. A driveway provides off street parking for several vehicles.

No pets or smokers. Available immediately.



LOCATION

Goodwin Avenue is situated in a much sought after central location in Swalecliffe, conveniently positioned for access to local shopping and educational facilities, seafront, bus routes and less than 300 metres from Chestfield & Swalecliffe mainline railway station. Swalecliffe benefits from its close proximity to neighbouring Whitstable with its bustling High Street, wide and varied array of shopping facilities, fashionable restaurants and working harbour. Chestfield and Swalecliffe mainline railway station offers fast and frequent services to London Victoria, approximately 97 mins and high speed links to London St Pancras, approximately 87 mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
9'2" x 7'10" (2.79m x 2.39m)

- Sitting Room
15'11" x 10'11" (4.85m x 3.33m)

- Kitchen/Dining Room
16'9" x 16'1" (5.11m x 4.90m)

- Utility/Cloakroom
5'9" x 4'9" (1.75m x 1.45m)

FIRST FLOOR

- Bedroom 1
16'1" x 13' (4.90m x 3.96m)

- En-Suite Shower Room
6' x 5'9" (1.83m x 1.75m)

- Bedroom 2
13' x 10'2" (3.96m x 3.10m)

- Bedroom 3
8'10" x 8'1" (2.69m x 2.46m)

- Shower Room
6'3" x 6'0" (1.93m x 1.84m)

OUTSIDE



- Garden
64' x 23' (19.51m x 7.01m)

ANNEXE

- Living Room/Kitchen
18'3" x 12'2" (5.56m x 3.71m)
- Bedroom
12'2" x 8'2" (3.71m x 2.49m)

- Shower Room
7'7" x 3'5" (2.31m x 1.04m)

HOLDING DEPOSIT
£450 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£2,250 (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
<https://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

HOUSE - COUNCIL TAX BAND C

The amount payable under tax band C for the year 2024/2025 is £1,952.76

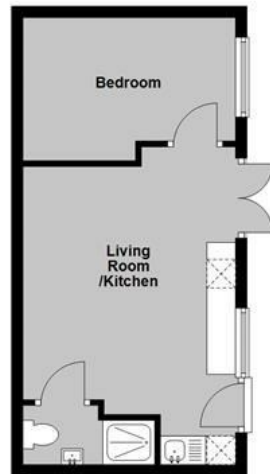
ANNEXE - COUNCIL TAX BAND A

The amount payable under tax band A for the year 2024/2025 is £1,464.52



Ground Floor

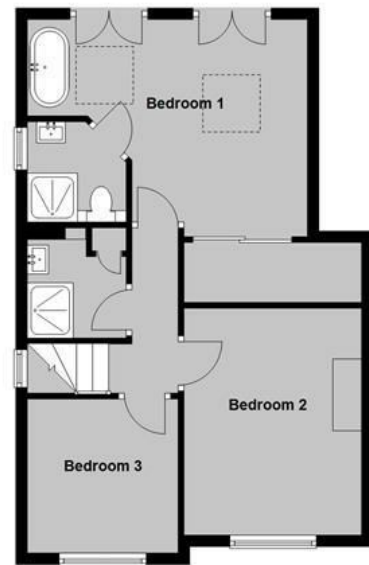
Main area: approx. 57.0 sq. metres (613.1 sq. feet)
Plus annex, approx. 29.0 sq. metres (311.7 sq. feet)



Main area: Approx. 106.1 sq. metres (1141.9 sq. feet)
Plus annex, approx. 29.0 sq. metres (311.7 sq. feet)

First Floor

Approx. 49.1 sq. metres (528.8 sq. feet)



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 - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Least energy efficient - highest running costs	G		
Energy Efficiency Rating		61	61
England & Wales			

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