

CHRISTOPHER HODGSON



Whitstable

To Let £1,400 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

52 Swallow Avenue, Whitstable, Kent, CT5 4TW

A spacious and smartly presented semi-detached bungalow in a desirable cul-de-sac location, within close proximity of the beach and easily accessible to Whitstable's bustling town centre with its array of highly regarded restaurants and independent shops. Whitstable mainline station is 1.7 miles distant.

The comfortably proportioned accommodation is arranged to provide an entrance porch, a generous sitting room, a kitchen, a dining room, a conservatory with doors leading to the rear garden, two bedrooms and a family bathroom.

Outside, the rear garden is predominantly laid to lawn and extends to 48ft (14.6m). A block paved driveway provides off street parking for a number of vehicles.

No smokers. Immediately available.



LOCATION

Swallow Avenue is situated in a desirable residential location in Whitstable which is an increasingly popular and fashionable town by the sea. Whitstable benefits from a bustling High Street with a range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars, well regarded restaurants and working harbour for which the town has become renowned. Whitstable mainline railway station (1.7 miles) offers frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 dual carriage way provides a link to the M2 and A2 giving access to the Channel ports and motorway network.

ACCOMMODATION

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

- Entrance Porch 8'4" x 4'1" (2.55m x 1.27m)
- Sitting Room 17'8" x 11'7" (5.41m x 3.54m)
- Kitchen 9'7" x 9'5" (2.93m x 2.88m)
- Dining Room 10'3" x 9'6" (3.13m x 2.92m)
- Conservatory 11'4" x 9'6" (3.46m x 2.92m)

- Bedroom 1 13'1" x 8'5" (3.99m x 2.58m)
- Bedroom 2 8'10" x 6'10" (2.70m x 2.10m)
- Bathroom 6'5" x 5'6" (1.97m x 1.68m)

OUTSIDE

- Garden 48' x 26' (14.63m x 7.92m)

APPLIANCES

Included within the let there is a Dishwasher, a Washing Machine (both located in the Kitchen) and a Fridge/Freezer in the cupboard adjacent to the bathroom. The under-counter Refrigerator shown in the images within our marketing materials is not included with the let, and will be removed prior to the tenancy start date.

EXCLUSIONS

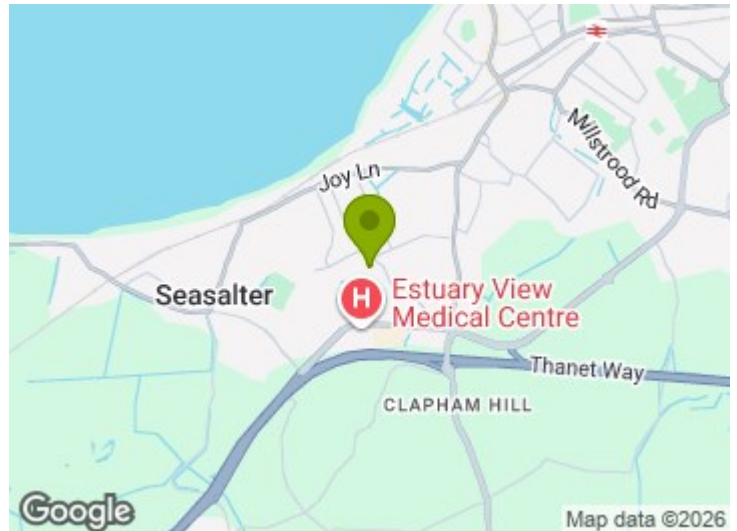
The loft area is expressly excluded from the let area and are not included in the leased premises. The Tenant shall have no right to access, use, or store items in this area.

HOLDING DEPOSIT

£438 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£2,192 (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

Ground Floor

Main area: approx. 74.0 sq. metres (796.5 sq. feet)



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Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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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		
England & Wales		77	63
EPC Rating			

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