

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

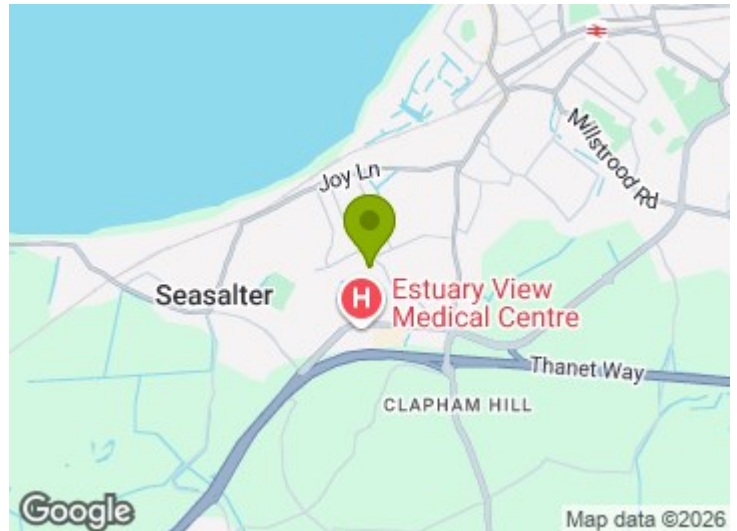
The loft area is expressly excluded from the let area and are not included in the leased premises. The Tenant shall have no right to access, use, or store items in this area.

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)



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

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

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		77	63
England & Wales		EDC	EDC

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

