



Whitstable

To Let **£1,300 PCM**

...for Coastal, Country & City living.



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Whitstable

11 Swanfield Road, Whitstable, Kent, CT5 4HL

A smartly presented Victorian semi-detached house, enviably positioned at the end of a quiet no-through road within Whitstable's prized conservation area. The bustling town centre is nearby, which boasts a variety of independent shops and highly regarded restaurants, and the house is within close proximity of Whitstable station (0.5 miles), and a pleasant stroll from the beach.

The comfortably proportioned accommodation is arranged on the ground floor to provide an entrance porch, sitting room, smartly fitted kitchen/dining room and a bathroom. To the first floor there are three bedrooms. The rear garden is a particularly attractive feature of the property, extending to 90ft (27m) and incorporating a natural stone patio.

No pets or smokers. Available immediately.



Location

Swanfield Road is a highly desirable location situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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 are:

GROUND FLOOR

- Entrance Porch

• Sitting Room

12'4" x 10'4" (3.76m x 3.17m)
at maximum points.

• Kitchen/Dining Room

12'4" x 10'2" (3.76m x 3.12m)
at maximum points.

• Bathroom

7'2" x 7'1" (2.18m x 2.15m)
at maximum points.

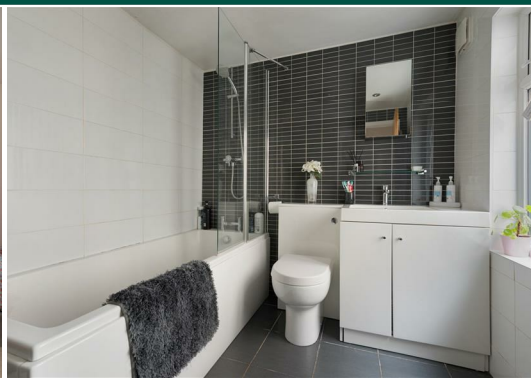
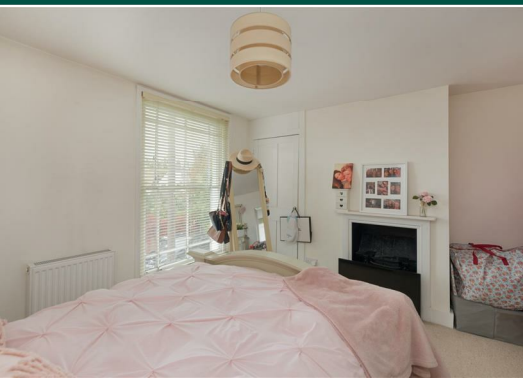
FIRST FLOOR

• Bedroom 1

12'4" x 10'4" (3.76m x 3.17m)
at maximum points.

• Bedroom 2

10'6" x 9'0" (3.21m x 2.75m)
at maximum points.



- **Bedroom 3**
10'4" x 7'4" (3.14m x 2.24m)
at maximum points.

OUTSIDE

- **Garden**
90' x 16' (27.43m x 4.88m)
at maximum points.

Holding Deposit
£300 (or equivalent to 1 weeks
rent)

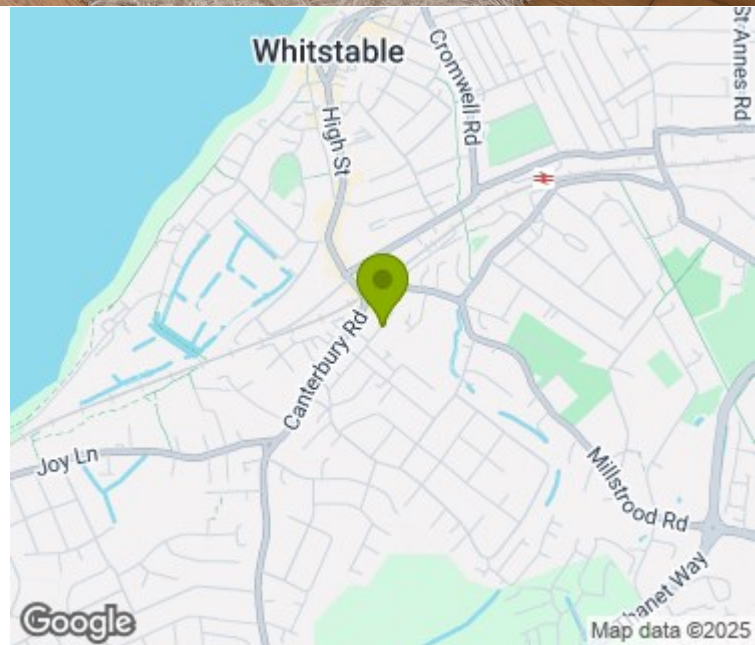
Tenancy Deposit
£1,500 (or equivalent to 5 weeks
rent)

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

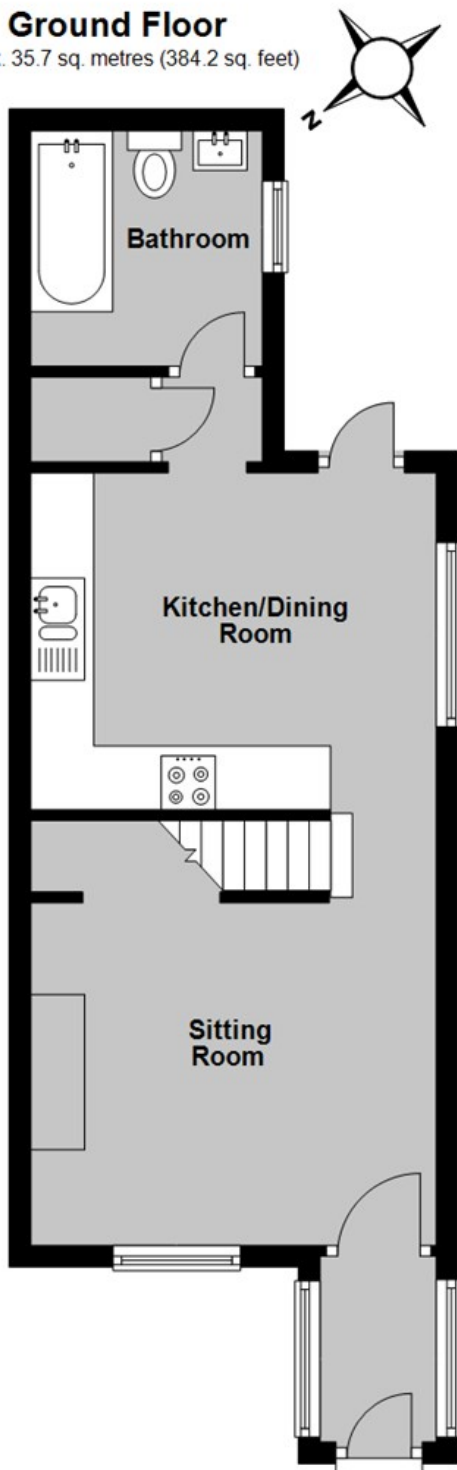
Client Money Protection
Provided by ARLA

Independent Redress Scheme
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Ground Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



First Floor

Approx. 34.5 sq. metres (370.8 sq. feet)



Total area: approx. 70.1 sq. metres (755.1 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2022/2023 is £1,553.93.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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