

CHRISTOPHER HODGSON



Whitstable

To Let £1,250 PCM



Whitstable

18 Sandpiper Road, Whitstable, Kent, CT5 4DP

A spacious and smartly presented semi-detached bungalow in an elevated position, with magnificent views towards the sea and of the Isle of Sheppey beyond. Sandpiper Road is a desirable location close to bus routes, local shops and the beach. The town centre is approximately 1.2 miles distant and Whitstable mainline railway station is approximately 1.5 miles distant.

The property provides comfortably proportioned

accommodation presented in smart contemporary style, arranged to provide an entrance hall, sitting room, kitchen, two bedrooms and a shower room.

A decked area to the rear of the bungalow provides an area for outside entertaining, and access to the secluded garden. A driveway provides off road parking for two vehicles.

No pets or smokers. Available immediately.



Location

Sandpiper Road 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 (approximately 1.5 miles distant) 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 Hall
- Sitting Room
15'3" x 10'3" (4.65m x 3.12m)
- Kitchen
11'3" x 9'5" (3.44m x 2.87m)
- Bedroom 1
13'0" x 10'3" (3.97m x 3.12m)

- Bedroom 2
9'5" x 8'3" (2.87m x 2.51m)
- Shower Room
- Rear Garden
42' x 30' (12.80m x 9.14m)

Holding Deposit
£288 (or equivalent to 1 weeks rent)

Tenancy Deposit
£1,442 (or equivalent to 5 weeks rent)

Tenancy Information

For the full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/tenants

Independent Redress Scheme

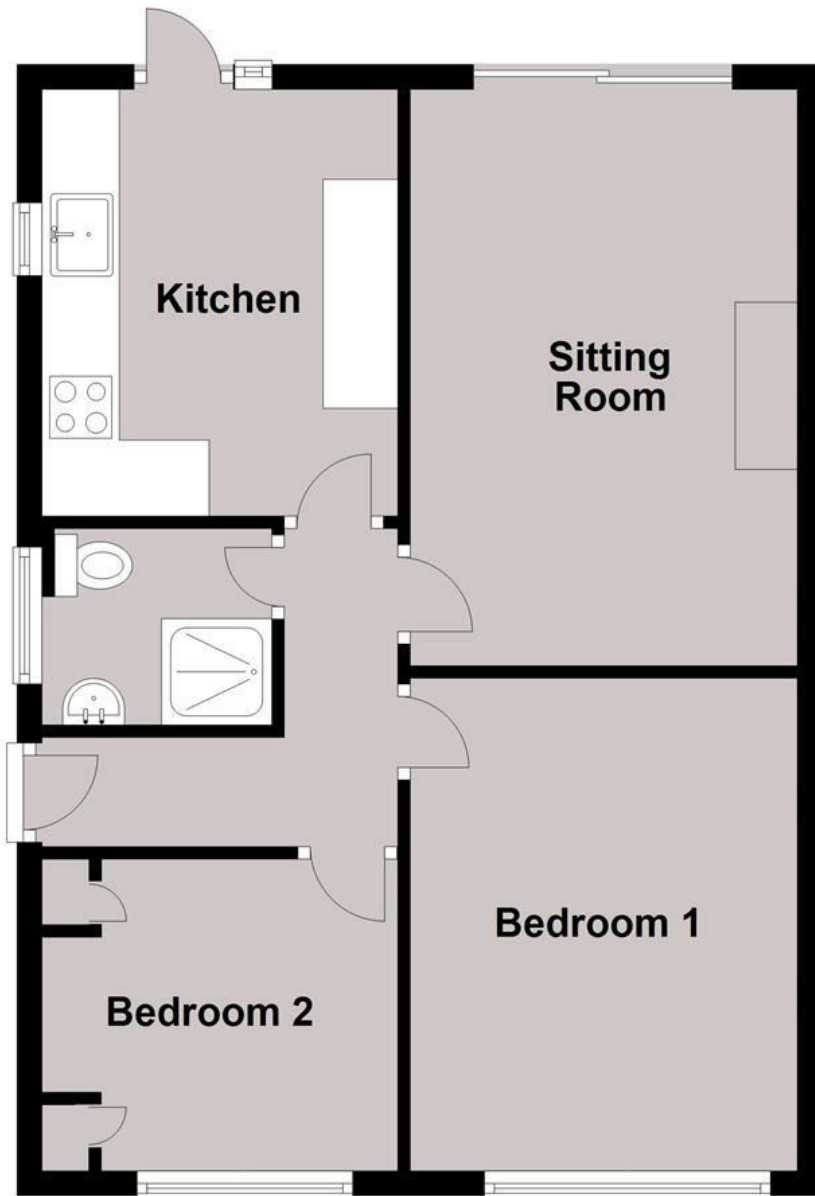
Christopher Hodgson Estate Agents are members of The Property Ombudsman

Client Money Protection
Provided by ARLA



Ground Floor

Approx. 53.1 sq. metres (571.3 sq. feet)



Total area: approx. 53.1 sq. metres (571.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53

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Energy Efficiency Rating	
100 kWh/m ² or more	A
71 - 100 kWh/m ²	B
51 - 70 kWh/m ²	C
31 - 50 kWh/m ²	D
11 - 30 kWh/m ²	E
9 - 10 kWh/m ²	F
1 - 8 kWh/m ²	G

England & Wales

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