

CHRISTOPHER HODGSON



**Swalecliffe, Whitstable**

**To Let £995 PCM**

FOR COASTAL, COUNTRY  
& CITY LIVING

# Swalecliffe, Whitstable

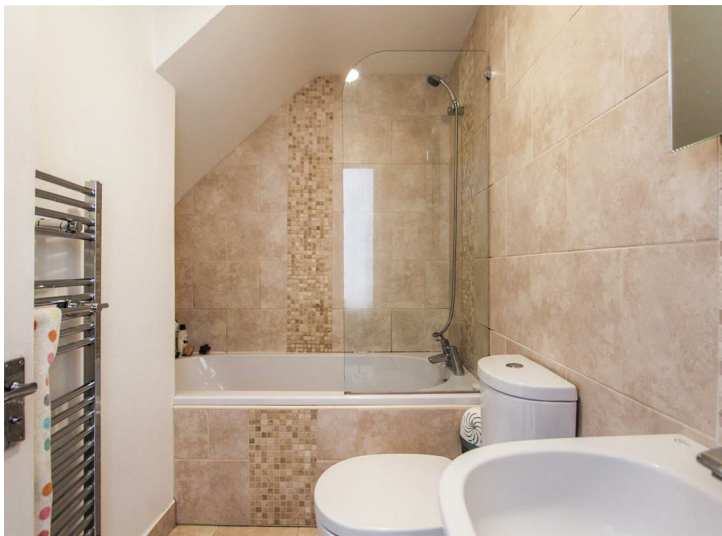
*Ground Floor Flat, 18 St. Johns Road, Swalecliffe, Whitstable, Kent, CT5 2RH*

A smartly presented ground floor garden flat enjoying a convenient position less than 150 metres from Chestfield and Swalecliffe station and moments from shops and amenities, supermarkets, Chestfield medical centre and a short stroll to the beach.

The comfortably proportioned accommodation is arranged to provide an entrance hall, a bright and spacious living room, a modern kitchen, two double

bedrooms and a smartly fitted bathroom. The property also benefits from a 29ft (9m) rear garden.

No pets or smokers. Available from early October.



## LOCATION

St Johns Road is a sought after central location in Swalecliffe, conveniently positioned for access to local shopping and educational facilities, seafront, bus routes and just a 0.3 miles 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 89mins) and high speed links to London St Pancras (approximately 80 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

- Living Room  
16'4" x 11'11" (4.98m x 3.63m)
- Kitchen  
7'10" x 7'7" (2.39m x 2.32m)
- Bedroom 1  
11'7" x 10'9" (3.52m x 3.28m)

- Bedroom 2  
9'7" x 9'7" (2.92m x 2.91m)

- Bathroom

### OUTSIDE

- Rear Garden  
29' x 15' (8.84m x 4.57m)

### HOLDING DEPOSIT

£229 (or equivalent to 1 weeks rent)

### TENANCY DEPOSIT

£1,148 (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

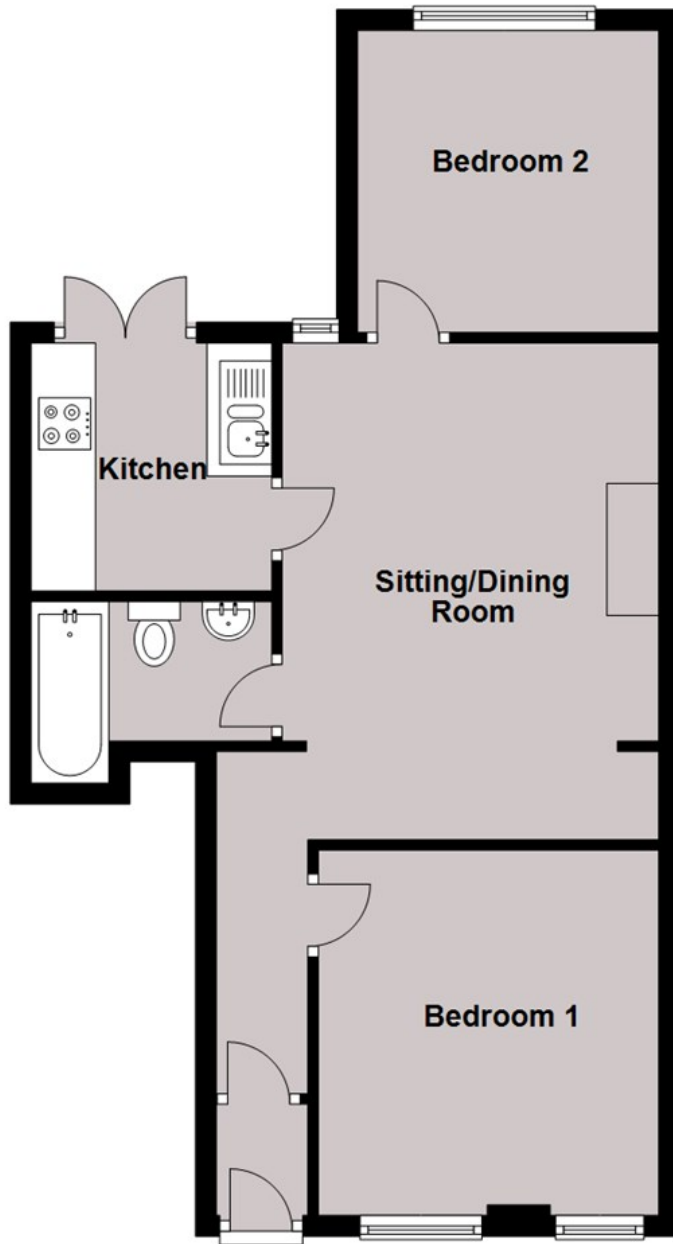
### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



## Ground Floor

Approx. 56.0 sq. metres (602.9 sq. feet)



Total area: approx. 56.0 sq. metres (602.9 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60.**

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Energy Efficiency Rating	
Very Energy Efficient (green rating scale)	Current: A
Energy Efficient (green rating scale)	Target: B
Decent (yellow rating scale)	72
Needs Improvement (orange rating scale)	76
Poor (red rating scale)	
Very Poor (dark red rating scale)	
England & Wales	

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