

CHRISTOPHER HODGSON



Swalecliffe, Whitstable
To Let £850 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Swalecliffe, Whitstable

84A Herne Bay Road, Swalecliffe, Whitstable, Kent, CT5 2LX

A ground floor flat benefiting from it's own private entrance and conveniently positioned within close proximity to shops and amenities, Chestfield Medical Centre, bus routes, moments from Chestfield & Swalecliffe station (160 metres) and a short stroll the seafront.

The comfortably proportioned accommodation is arranged to provide an entrance hall, living room with doors opening to a courtyard garden, a modern kitchen,

one double bedroom and a shower room.

The low maintenance courtyard garden extends to 15ft (5m).

No smokers. Available immediately.



LOCATION

Herne Bay Road is a desirable location conveniently situated for access to Swalecliffe and Tankerton, local schools, Tankerton slopes and seafront (0.5 of a mile distant), bus routes, local shops and other amenities. Whitstable's fashionable and charming town centre (1.9 miles distant) boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Chestfield station (0.1 miles distant) and Whitstable station (1.7 miles distant) offer fast and frequent services to London Victoria (94 mins from Chestfield / 80mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). The A299 provides a dual carriage way link to the M2/ 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
12'0 x 10'8 (3.66m x 3.25m)

- Kitchen
10'4" x 4'4" (3.16m x 1.32m)

- Bedroom
11'10" x 11'3" (3.60m x 3.43m)

- Shower Room
6'2 x 6'9 (1.88m x 2.06m)

- Courtyard Garden
15'0 x 8'9 (4.57m x 2.67m)

HOLDING DEPOSIT

£196 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£980 (or equivalent to 5 weeks rent)

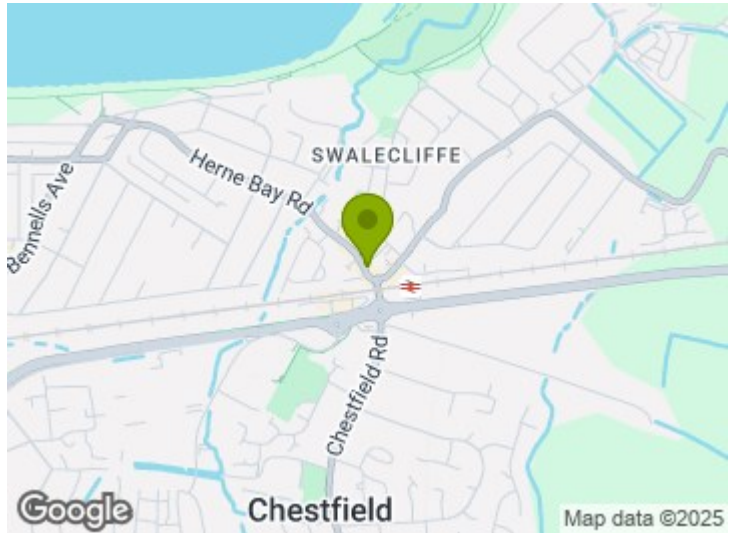
TENANCY INFORMATION

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

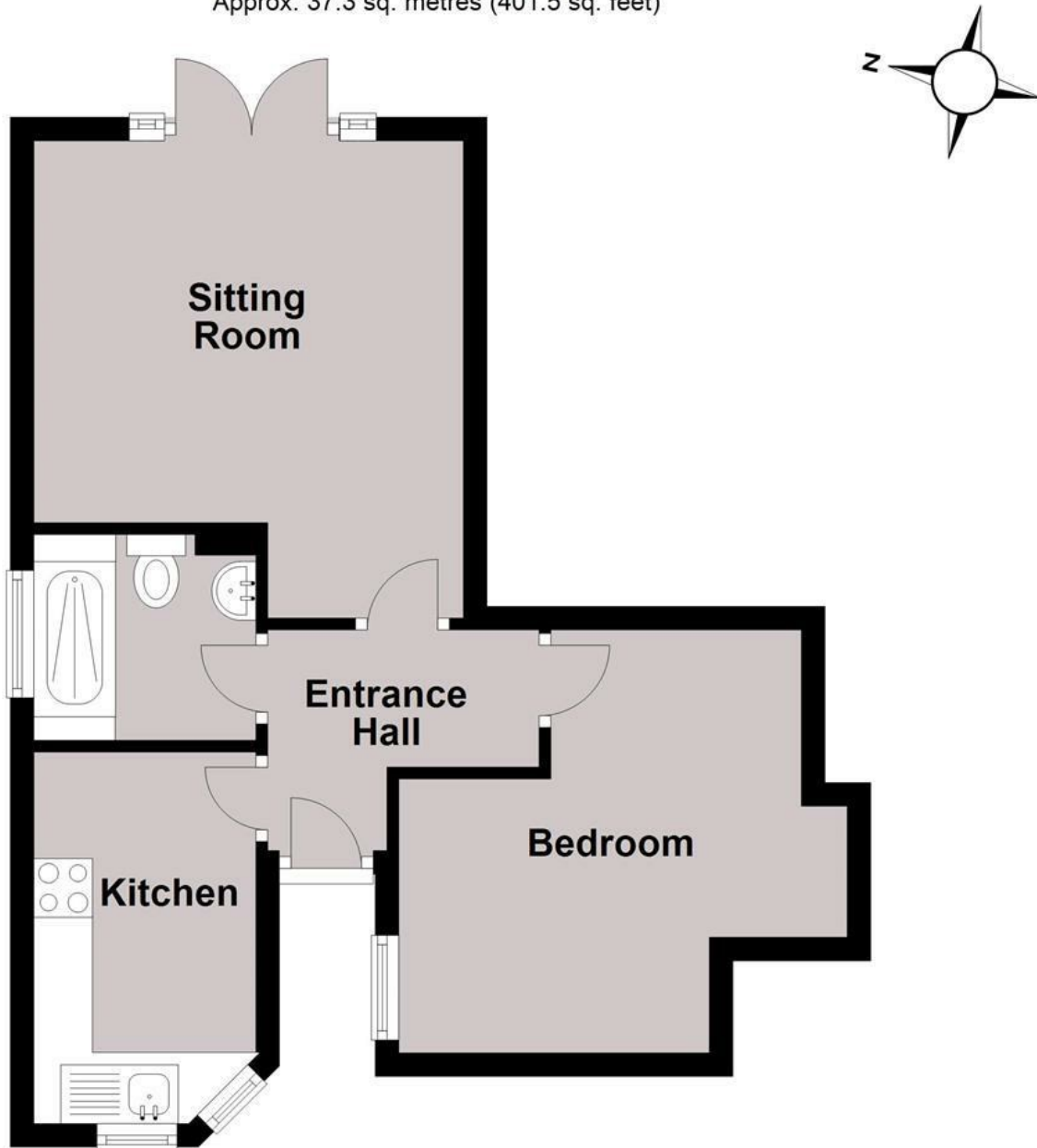


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of The Property Ombudsman



Ground Floor

Approx. 37.3 sq. metres (401.5 sq. feet)



Total area: approx. 37.3 sq. metres (401.5 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2024/2025 is £1,535.50.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-95%) A		89
(87-91%) B		
(82-86%) C		
(77-81%) D	67	
(72-76%) E		
(67-71%) F		
(62-66%) G		
Not energy efficient - higher running costs		
Enland & Wales		
		EU Directive