

CHRISTOPHER HODGSON



**Blean, Canterbury**  
**To Let** £1,595 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

# Blean, Canterbury

## 18 Highfield Close, Blean, Canterbury, Kent, CT2 9DX

A bright and spacious semi-detached house situated in a quiet cul-de-sac in the sought-after village of Blean, Highfield Close is also conveniently positioned for access to Canterbury (3.1 miles) and Whitstable (5.2 miles) and within close proximity of supermarkets, bus routes and amenities.

The smartly presented and generously proportioned accommodation is arranged on the ground floor to provide an entrance hall, sitting room, dining room and a contemporary kitchen. To the first floor there are three bedrooms and a bathroom.

The large plot includes a front and rear garden, the rear extending to 124ft (37.8m). A detached garage and a driveway provide off street parking for a number of vehicles.

No smokers. Available immediately.



### LOCATION

Highfield close is conveniently situated within Blean a desirable village between Whitstable and Canterbury with its a range of local shops, public house and popular primary school. Nearby Whitstable (approximately 5.2 miles distant) with its working harbour also offers a bustling High Street with a diverse range of busy shops, Post Office and restaurants. The Cathedral City of Canterbury (approximately 1.7 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54 minutes. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Entrance Hall
- Sitting Room 13'9" x 10'9" (4.20m x 3.29m)
- Dining Room 10'7" x 10'0" (3.25m x 3.05m)

- Kitchen 10'7" x 7'2" (3.25m x 2.20m)

#### FIRST FLOOR

- Bedroom 1 15'3" x 10'10" (4.65m x 3.31m)
- Bedroom 2 11'5" x 8'11" (3.50m x 2.74m)
- Bedroom 3 6'11" x 6'4" (2.11m x 1.94m)
- Bathroom 5'5" x 5'4" (1.67m x 1.65m)
- Cloakroom

#### OUTSIDE

- Garden 124" x 55" (37.80m x 16.76m)
- Gardeners WC
- Garden Store
- Garage 19'0" x 9'2" (5.80m x 2.80m)

#### HOLDING DEPOSIT

£368 (or equivalent to 1 weeks rent)

#### TENANCY DEPOSIT

£1,840 (or equivalent to 5 weeks rent)



#### TENANCY INFORMATION

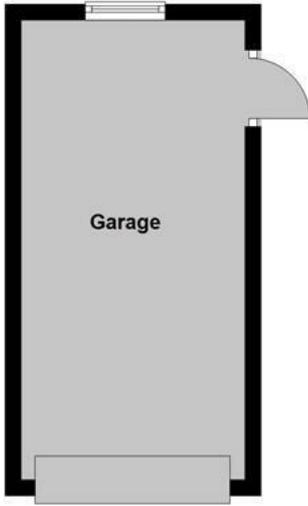
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website [www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

#### CLIENT MONEY PROTECTION

Provided by ARLA

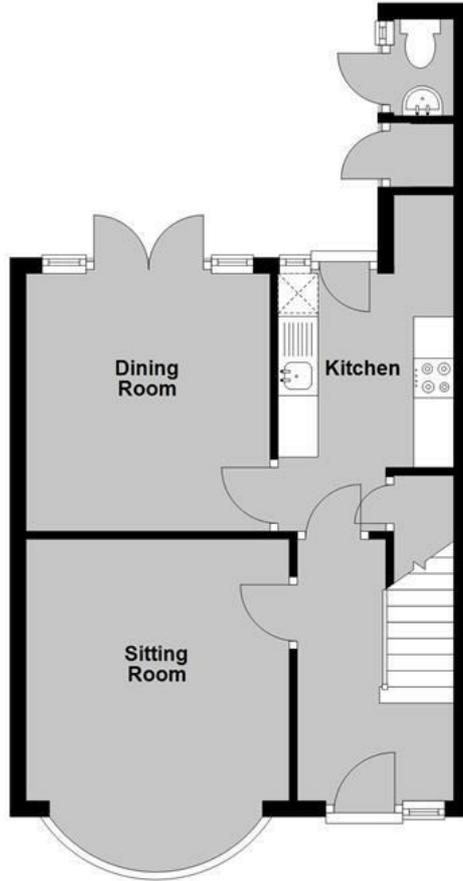
#### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



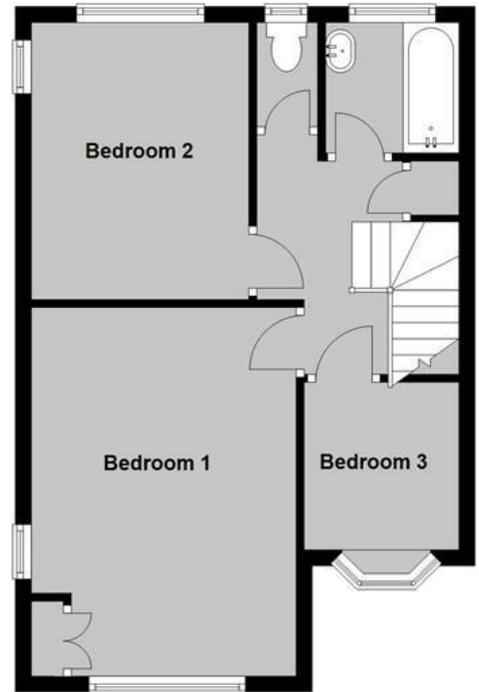
### Ground Floor

Main area: approx. 38.5 sq. metres (414.9 sq. feet)  
Plus garages, approx. 16.2 sq. metres (174.7 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



Main area: Approx. 79.6 sq. metres (856.3 sq. feet)  
Plus garages, approx. 16.2 sq. metres (174.7 sq. feet)

**Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.**

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Energy Efficiency Rating		Current	Target
Very Energy Efficient (Super Low Energy)	A		
Energy Efficient	B		
Decent	C		
Needs Improvement	D		
Needs Significant Improvement	E		
Very Poor	F		
Very Poor	G		
Energy Efficiency Rating		82	57
England & Wales		82	57

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