

CHRISTOPHER HODGSON



Chestfield, Whitstable

To Let £995 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Chestfield, Whitstable

7 Lavender Close, Chestfield, Whitstable, Kent, CT5 3QL

A smartly presented end of terrace house ideally situated within the desirable village of Chestfield, within short walking distance of supermarkets, bus routes, Chestfield medical centre and railway station (0.3 miles). Whitstable (2 miles) and Canterbury (6.1 miles) are both within reach.

The spacious accommodation is presented in smart contemporary style and is arranged on the ground floor to provide an open-plan living room with kitchen, and to the

first floor, there is a double bedroom and a bathroom.

The property also benefits from a courtyard garden and one parking space. No smokers. Available from mid-February.



LOCATION

Lavender Close is a popular location in the village of Chestfield which is conveniently situated between Canterbury and Whitstable. The Village benefits from an attractive range of buildings centred around the 18 hole golf course and club house including oast houses and a 14th Century barn housing a restaurant. Local supermarkets are only a walk away with Whitstable being approximately three miles distant and offering a good range of local shops as well as recreational and educational facilities. There are railway stations to be found at both Chestfield and Whitstable offering fast and frequent services to London (Victoria approximately 1hr 20mins) and the A299 is easily accessible giving access to the subsequent motorway networks.

ACCOMMODATION

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

GROUND FLOOR

- Living Room/Kitchen 18'4" x 11'11" (5.60m x 3.65m)

FIRST FLOOR

- Bedroom 12'0" x 11'9" (3.67m x 3.60m)

- Bathroom 6'5" x 5'6" (1.98m x 1.68m)

OUTSIDE

- Courtyard Garden

PARKING

The property benefits from one allocated parking space.

HOLDING DEPOSIT

£229 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,148 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

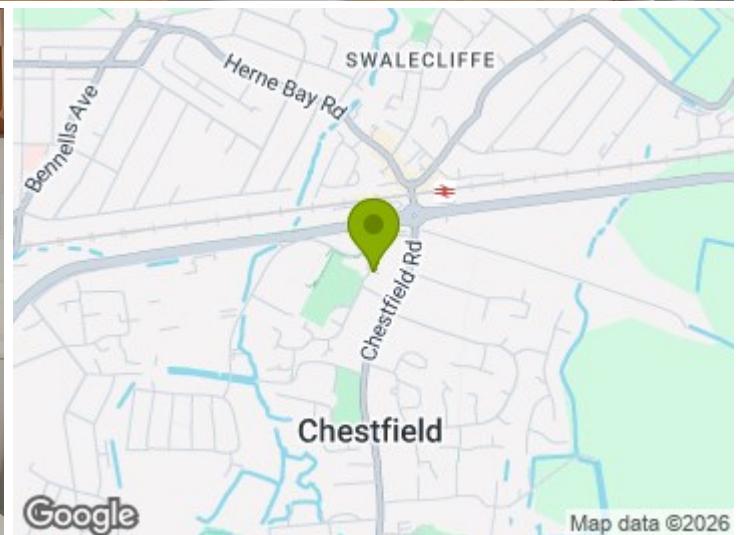
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website
<https://www.christopherhodgson.co.uk/property-services/tenant-fees/>

CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman





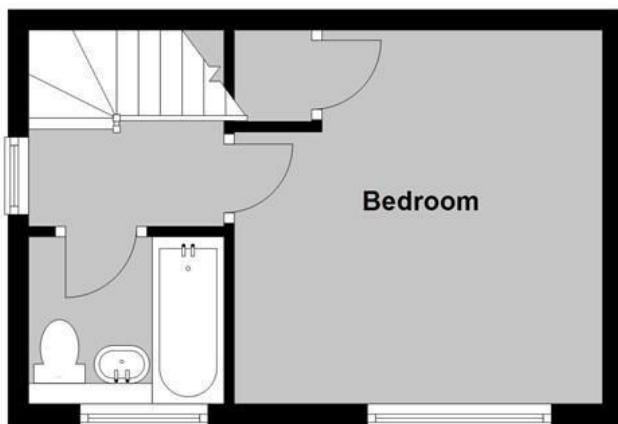
Ground Floor

Approx. 20.5 sq. metres (220.2 sq. feet)



First Floor

Approx. 20.8 sq. metres (224.3 sq. feet)



Total area: approx. 41.3 sq. metres (444.5 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating		Current	Desired
Very energy efficient - over rating code			
90-100	A		
81-90	B		
71-80	C		
61-70	D		
51-60	E		
41-50	F		
31-40	G		
21-30	H		
11-20	I		
1-10	J		
Below 1	K		
More energy efficient - higher rating code			
England & Wales		70	76
GCR Reference		2005/150	2005/150

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