CHRISTOPHER HODGSON









Tankerton, Whitstable

To Let £2,000 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

38 Bridgefield Road, Tankerton, Whitstable, Kent, CT5 2PH

A beautifully presented semi-detached home situated in a highly desirable Tankerton location, within easy reach of Tankerton Slopes and the seafront, local shops, highly regarded schools, restaurants, bus routes and Chestfield & Swalecliffe railway station.

The bright and spacious accommodation extends to approximately 1,087 sq ft (101 sq m) and is arranged to provide an entrance hall, sitting room open-plan to a dining room with a pair of casement doors opening to the garden, a contemporary kitchen and a cloakroom. To the first floor are four generously proportioned bedrooms and a family bathroom.

Outside, the rear garden is a particularly attractive feature of the property, enjoying a southerly aspect and extending to approximately 69ft (21m). A driveway to the front of the property provides an area of off-street parking.

No smokers. Available immediately.







LOCATION
Bridgefield Road is situated in a highly desirable Tankerton location, conveniently positioned within easy reach of Tankerton Slopes, the seafront, local shops, bus routes and other amenities. Chestfield & Swalecliffe railway station is approximately 0.4 miles distant and provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service offers access to London St Pancras in approximately 73 minutes. Whitstable town centre is approximately 1.8 miles distant and offers an excellent range of independent shops, highly regarded restaurants, leisure facilities and recreational amenities. The A299 is also easily accessible, providing a dual carriageway link to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

- Entrance Hall
- Sitting Room 11'8" x 10'1" (3.58m x 3.09m)
- Dining Room 10'5" x 11'8" (3.18m x 3.58m)
- Kitchen 14'8" x 13'1" (4.49m x 4.00m)
- Cloakroom

FIRST FLOOR

- Bedroom 1 12'4" x 11'9" (3.78m x 3.60m)
- Bedroom 2 20'2" x 6'3" (6.16m x 1.91m)
- Bedroom 3 10'0" x 9'11" (3.06m x 3.03m)
- Bedroom 4 7'11" x 6'10" (2.42m x 2.10m)
- Bathroom

OUTSIDE

- Garden 68'11" x 27'0" (21.03m x 8.23m)

HOLDING DEPOSIT
£461 (equivalent to 1 week's rent)

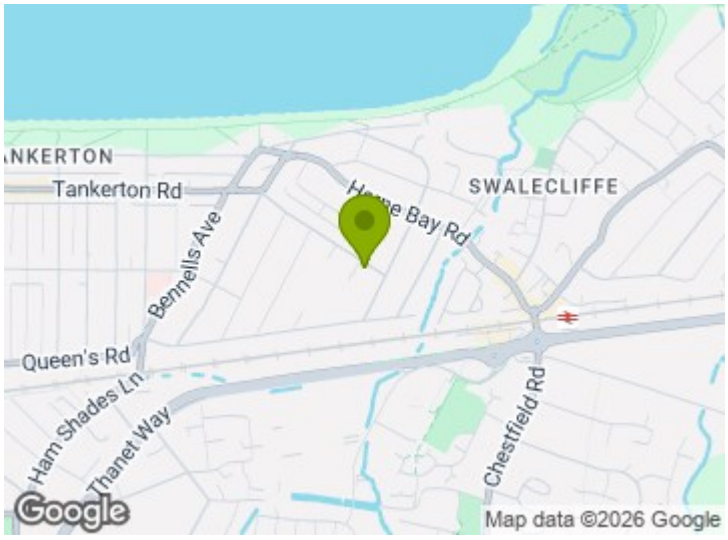
TENANCY DEPOSIT
£2,307 (equivalent to 5 weeks' rent)







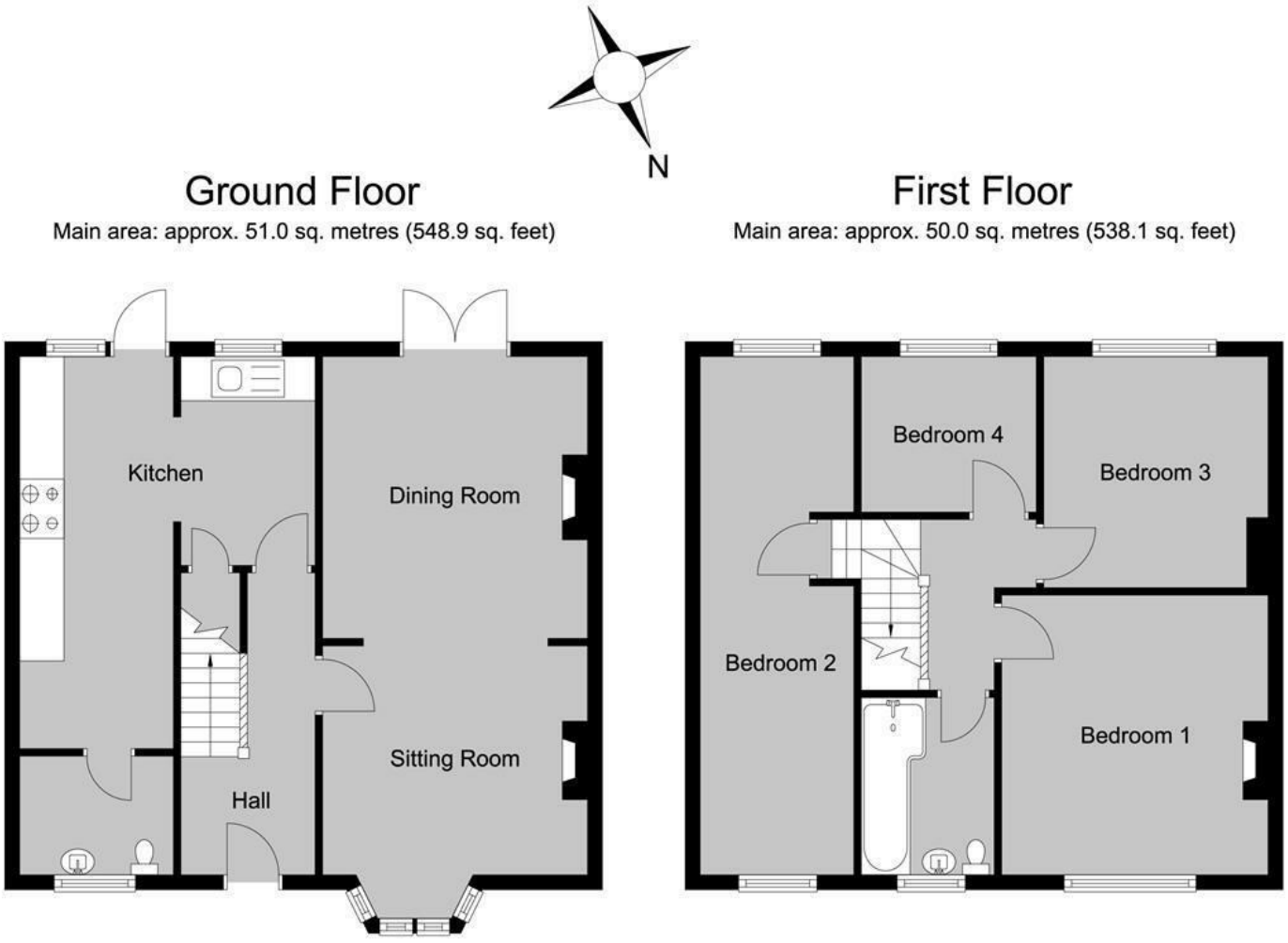




TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

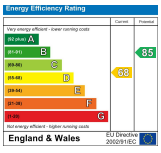
INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman



Main area: Approx. 101.0 sq. metres (1087.0 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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