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The Chase, Joy Lane, Whitstable, CT5

Modern five bedroom, three storey detached executive home located in a gated private development off Joy Lane with ample off street parking and detached double garage.

£899,995



Harvey Richards & West Sales Ltd for themselves and for the Vendors of Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



The Chase, Joy Lane, Whitstable

Location

The popular seaside town of Whitstable is situated on the North Kent coast, approximate 60 miles from central London and 7 miles from the Historical city of Canterbury. Famous for its oysters and its largely independent high street Whitstable proves popular with both residents and holiday makers alike. The main line train station provides fast and frequent links to both London St Pancras & London Victoria as well as regular buses departing from the high street to the surrounding areas.

Harvey Richards & West are delighted to offer for sale this outstanding five/six bedroom detached property located in one of Joy Lanes most prestigious developments. Number 2 The Chase is one of five beautifully designed executive homes which are located at the end of a block paved private road on a generous corner plot.

The ground floor layout has been cleverly altered and extended in 2013 by the previous owners which resulted in a 30% larger than standard kitchen and a separate walk-in utility room which houses all laundry white goods, boiler and additional storage. This generously proportioned, 2800 sq ft property offers an abundance of living space over three floors. To the front of the house there is off street parking for several cars alongside a detached double garage with loft storage and to the rear a nicely maintained 'L' shaped garden with a separate timber chalet containing power for its current use as a detached home office space. On the first floor there are four double bedrooms two of which have their own en-suite bathrooms and walk-in dressing rooms. The well-appointed family bathroom is also located on this floor with bath and separate walk-in shower. The master bedroom is found on the second floor and measures an impressive 29 ½ ft x 11'3 as the owners have opened up this level of the house so this luxurious room benefits from a gorgeous dressing room space and walk-in wardrobe. If this is not enough the owners have upgraded all of the standard specification tiles and bathroom fittings which is best demonstrated by the amazing master en-suite bathroom which must be seen to be appreciated.

The 'L' shaped wrap around rear garden can be accessed from several ground floor doors including the newly built utility, the kitchen and the French doors that lead from the living room. These fully glazed French doors allow sunlight to flood in all year round as they point due south and open out on a paved patio area that can be shaded during the hotter summer months by the remote control awning.

The rest of the garden is mainly laid to lawn with occasional shrub, trees and bushes along the borders.

Family Room (13'2 X 10'1)

Dining Room/Living Room (25'0 X 15'5)

Kitchen (21'0 X 11'0)

Utility (11'6 X 9'3)

Bedroom 2 (13'2 X 11'0)

En-Suite (7'4 X 6'3)

Dressing Room (7'4 X 6'4)

Bedroom 3 (11'2 x 9'8)

En-Suite (7'7 X 5'3)

Dressing Room (7'2 X 5'5)

Bedroom 4 (12'9 X 10'9)

Bedroom 5 (12'10 X 11'11)

Bathroom (8'6 X 8'1)

Master Bedroom (15'5 X 11'3)

Dressing Room (14'3 X 12'1)

Walk-In Wardrobe

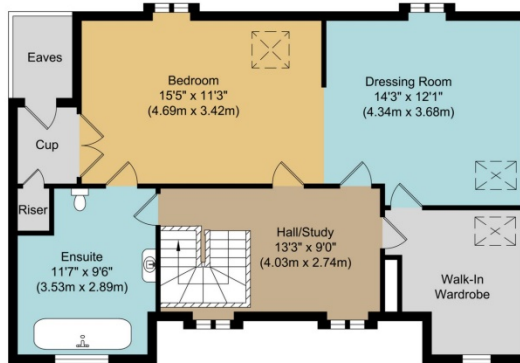
En-Suite (11'7 x 9'6)

Tenure: Freehold

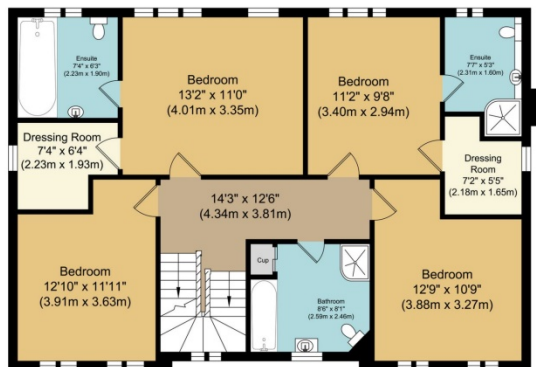
Council Tax: Band G



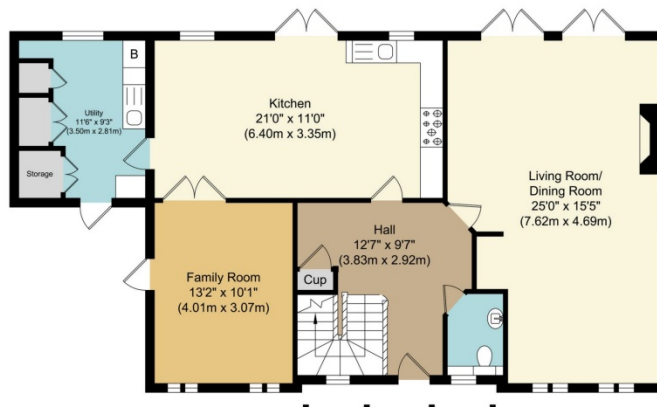




Second Floor
 Approximate Floor Area
 805.89 sq. ft.
 (74.87 sq. m)



First Floor
 Approximate Floor Area
 908.58 sq. ft.
 (84.41 sq. m)



Ground Floor
 Approximate Floor Area
 1020.74 sq. ft.
 (94.83 sq. m)

TOTAL APPROX FLOOR AREA 2735.21 SQ. FT. (AREA 254.11 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. www.frost.co.uk

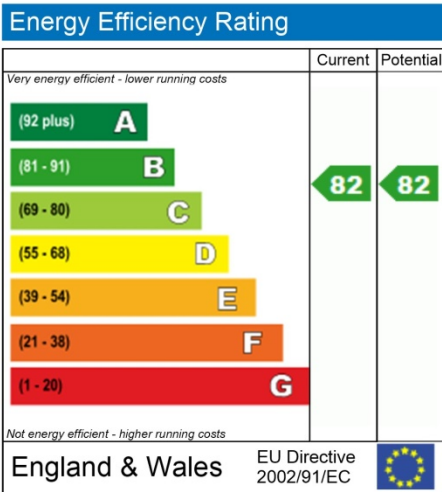
Energy Performance Certificate



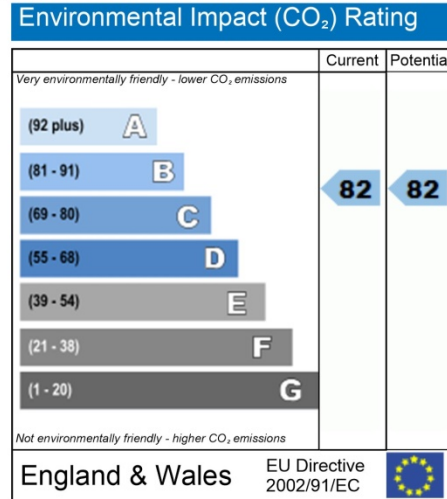
2 The Chase
Joy Lane
WHITSTABLE
CT5 4QX

Dwelling type: Detached house
Date of assessment: 28 August 2008
Date of certificate: 29 August 2008
Reference number: 8998-6328-5120-0028-6022
Total floor area: 237 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	102 kWh/m ² per year	102 kWh/m ² per year
Carbon dioxide emissions	3.7 tonnes per year	3.7 tonnes per year
Lighting	£118 per year	£118 per year
Heating	£424 per year	£424 per year
Hot water	£135 per year	£135 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome