

HARVEY RICHARDS & WEST

ESTATE AGENTS



West Cliff, Whitstable, CT5

Beautiful four/five bedroom semi-detached period property arranged over four floors located on West Cliff with a fantastic kitchen extension.

£795,000




Harvey Richards & West Sales Ltd for themselves and for the Vendors or 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



West Cliff, Whitstable

Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.



Harvey Richards & West are delighted to offer for sale this fantastic four/five bedroom family home located on the extremely sought after West Cliff. Positioned in the heart of Whitstable's popular conservation area, this property is perfect for those looking to be close to both the beach front and the high street. The mainline train station is less than 0.5 miles away and numerous bus stops are found on the high street just a stone's throw away. Set back from the street behind a low garden wall this pretty period property is arranged over four floors and has a lot to offer. Recently extended to create a fantastic large kitchen/diner this is one not to be missed.

Once through the front door you enter into a hallway with plenty of room for shoes and coats. The formal reception room to the front of the property has a lovely large bay window, exposed floorboards and a wood burning stove. The second reception room again has beautiful exposed floorboards and a stunning marble fireplace. There is also a set of French doors in this room which leads out to a small enclosed courtyard area.

The large full width kitchen extension creates a fantastic bright and spacious room. Measuring approximately 27'6 x 14'3 there is plenty of room for both a dining area and lounge area. The large wood burning stove creates a fantastic focal point. Bi-folding doors spanning the width of the extension lead out to the patio. There is also a handy ground floor shower room on this level.

The lower ground floor has a further two rooms which are currently used as an office space and a utility room. This space could easily lend itself to a number of things including a further bedroom.

On the first floor there are two bedrooms and a family bathroom, the larger of the two rooms is found to the front on the property. The bathroom is fitted with a three piece bathroom suite and overhead shower. A further two double bedrooms are found on the second floor.

The rear garden is accessed via full width bi-folding doors which open up onto a lovely patio area. This mature 120ft (approx) rear garden is mostly laid to lawn and enclosed by a wooden fence and also benefits from a south east facing position making this a fantastic space to enjoy in the summer months.

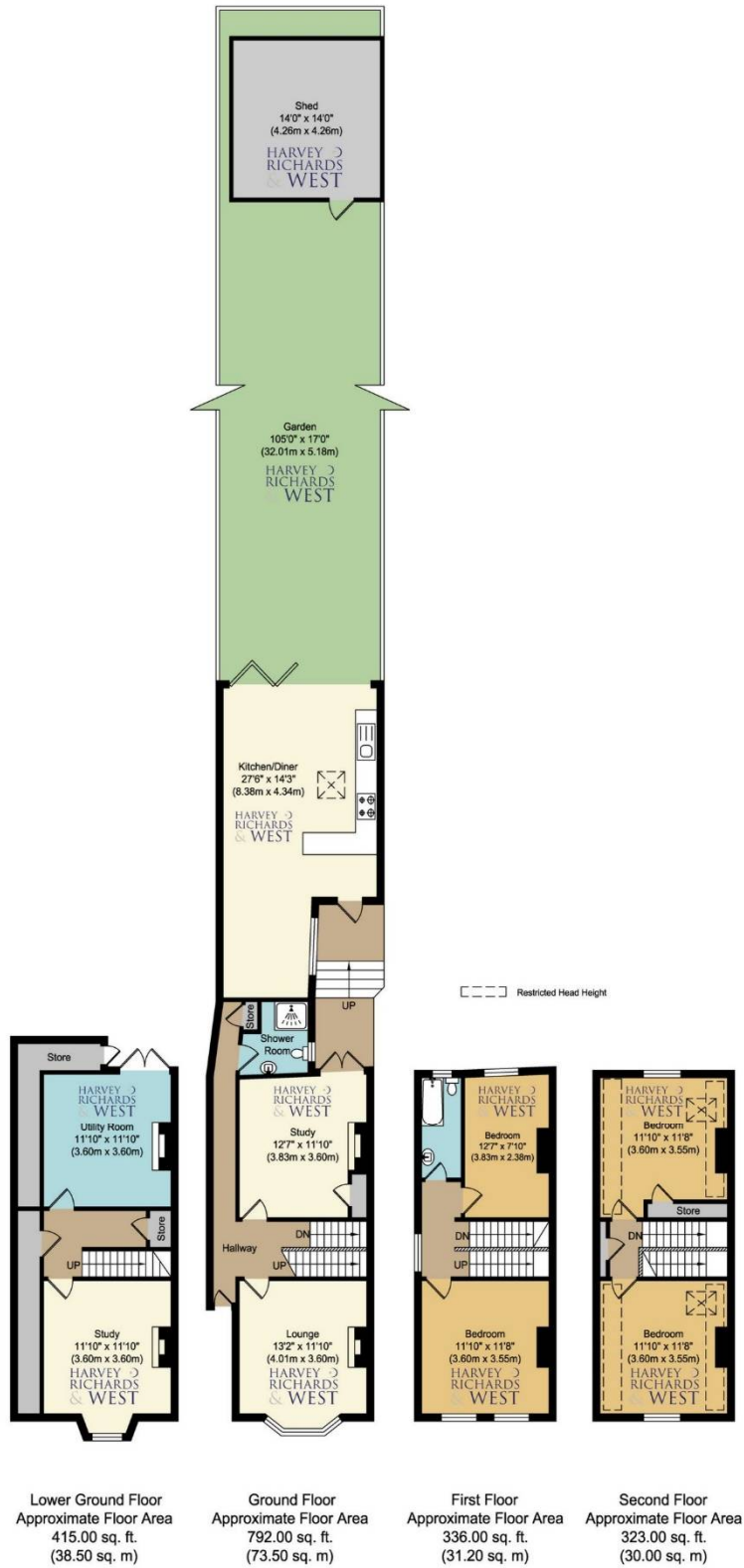
Tenure: Freehold

Council Tax: Band C









TOTAL APPROX FLOOR AREA 1866.00 SQ. FT. (AREA 173.30 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 here have not been tested and no guarantee as to their operability or efficiency can be given. www.rwest.co.uk

