

HARVEY 
RICHARDS
& WEST
ESTATE AGENTS



Joy Lane, Whitstable, CT5

**Stunning five bedroom detached Edwardian property, with a large drive,
beautiful garden, garage and a fantastic outbuilding.**

£1,550,000



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



Joy Lane, 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 and west are delighted to offer for sale this incredible five bedroom detached family home located on the popular Joy Lane. Wonderfully located close to Whitstable town centre and a short walk to Seasalter Beach this fabulous home has so much to offer. Set back from the street with a double gated in & out drive this Edwardian property is arranged over three floors and has recently undergone an extensive refurbishment and a beautiful kitchen extension. The property still retains many period features which add to the charm and character of the fantastic home.

The property is well positioned on Joy Lane close to the local primary school and only a short walk to the nearest bus stop on Canterbury Road. Whitstable town centre is approximately 0.5 miles away with its array of independently run restaurants boutiques and cafes and the train stations that provides fast and frequent links to both London St Pancras & London Victoria is only 0.9 miles away.

To the front of the property there is a large private gravel drive way which provides plenty of off street parking. Once through the front door you enter in to a fantastic hallway with high ceilings and a beautiful herringbone floor. There are two main reception rooms, both of which have large bay windows which flood the room with light. The larger of the two has a working Mendip Stoves wood burner and they both still retain picture rails and ceiling roses. The kitchen has been extended to create a breath-taking open plan kitchen diner space, perfect for entertaining family and friends throughout the year. With patio doors, large full length windows and sky lights this room is extremely bright and welcoming. The current owners have fitted a stunning bespoke solid wood kitchen with top of the range integrated appliance and beautiful worktops. A wonderful island unit is the focal point of the kitchen, perfect to sitting around. The property also benefits for an extremely handy utility room and a large study and downstairs W/C.

The stairs in the hall lead up to the first floor where three of the bedrooms are located. The master bedroom set at the back of the property has views over the garden from the bay windows and benefits from its own en-suite shower room which is tiled with Fired Earth tiles. The further two bedrooms on this floor are again both good size doubles and there is also a shower room and a stylish family bathroom which houses both a bath and separate shower unit. The last two bedrooms are found on the second floor and are excellent sizes.

The beautiful rear garden has been landscaped to create an amazing outside space, a large patio surrounds the property, which is perfect for entertaining during the summer months. A pathway leads to a fantastic outbuilding which is fully insulated, double glazed and fitted with power and light.

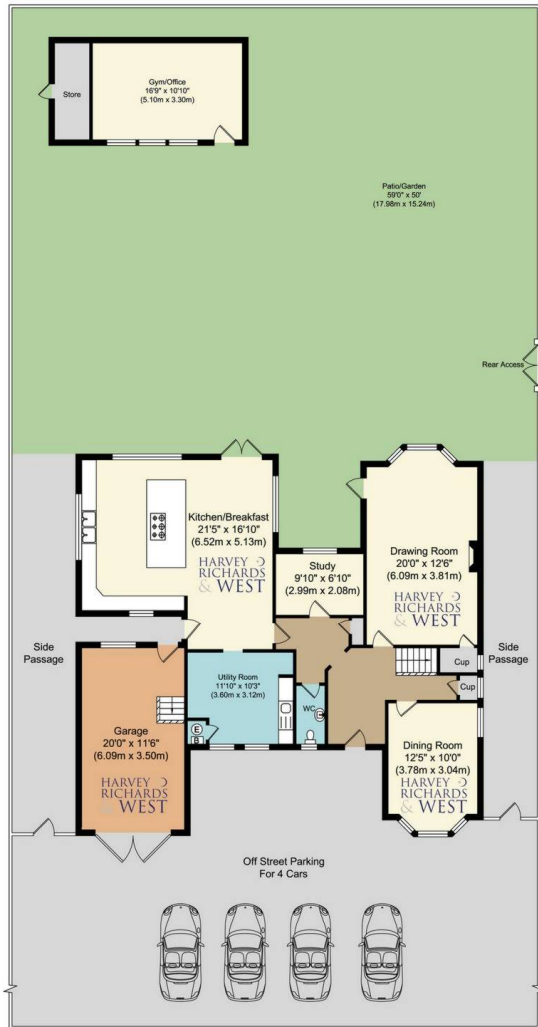
There is also vehicular side access to the rear garden through 'The Chase' double gate entrance which this property has permission to use all year round (TBC by solicitors). The current attached garage is a great size but has also been granted lawfully development to alter the ground and first floor to create internal partition works, fabric thermal upgrade, shower room and a new internal staircase to the first floor. For site of Canterbury City Council decision notice and current drawings enter number CA/20/00833

Tenure: Freehold

Council Tax: Band G



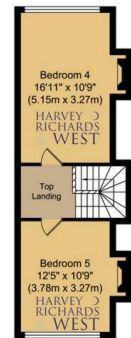




Ground Floor
 Approximate Floor Area
 1673.57 sq. ft.
 (155.48 sq. m)



First Floor
 Approximate Floor Area
 997.49 sq. ft.
 (92.67 sq. m)



Second Floor
 Approximate Floor Area
 382.97 sq. ft.
 (35.58 sq. m)

TOTAL APPROX FLOOR AREA 3054.04 SQ. FT. (AREA 283.73 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 responsibilities 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.hrwest.co.uk

Energy Performance Certificate

20, Joy Lane, WHITSTABLE, CT5 4LS

Dwelling type: Detached house
Date of assessment: 15 July 2019
Date of certificate: 15 July 2019

Reference number: 8461-6423-4260-9275-6992
Type of assessment: RdSAP, existing dwelling
Total floor area: 233 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

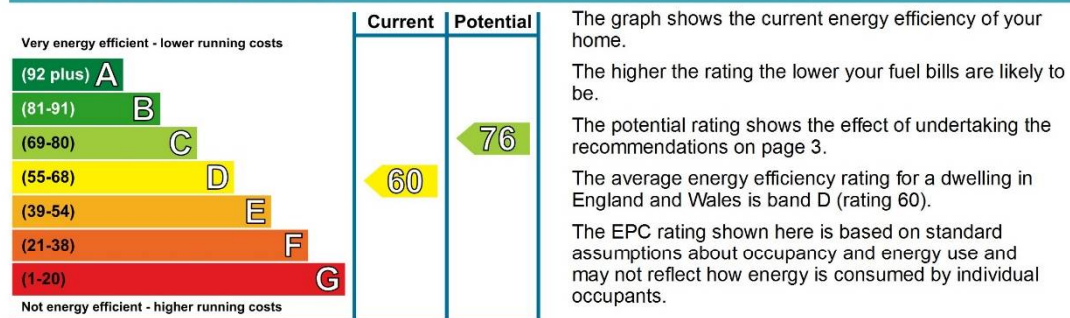
Estimated energy costs of dwelling for 3 years:	£ 5,685
Over 3 years you could save	£ 1,542

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 474 over 3 years	£ 351 over 3 years	
Heating	£ 4,800 over 3 years	£ 3,381 over 3 years	
Hot Water	£ 411 over 3 years	£ 411 over 3 years	
Totals	£ 5,685	£ 4,143	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 870
2 Floor insulation (suspended floor)	£800 - £1,200	£ 303
3 Draught proofing	£80 - £120	£ 90

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.