

HARVEY RICHARDS & WEST

ESTATE AGENTS



Fountain Street, Whitstable, CT5

Beautiful three-bedroom extended period property located a stone's throw from Whitstable harbour.

£588,000




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



Fountain Street, 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 & delighted to offer for sale this beautiful three bedroom detached family home located in the heart of Whitstable's popular conservation area. Situated in an extremely enviable position, less than 100m from Whitstable's famous harbour and the beach front this spacious Victorian property has a lot to offer. The property itself has been lovingly maintained and extended by the current owners to create a lovely warm and welcoming home. The property still retains many period features adding to the charm and character and is one not to be missed.

Set back from the street behind a small front wall the property is entered through the front door which leads straight in to the living room. This cosy room has beautiful exposed wood flooring and a large bay window creating a light and bright space. The second reception room has been opened up to flow in to the kitchen and would make a lovely dining area. The kitchen is fitted with modern base units and has a door way leading to the downstairs family bathroom which houses a walk in shower unit, toilet and basin. A long walkway runs alongside the kitchen and leads to a light and airy garden room.

All three bedrooms are found on the first floor. The master bedroom is a great size double room with a lovey large bay window flooding the room with light, built in wardrobes and a feature cast iron fireplace. The second bedroom is a similar size and also has another beautiful fireplace. The third bedroom is a large single room looking out over the garden. There is also a very handy upstairs W/C accessed via the landing.

The rear garden is access via the double doors in the garden room. South West facing this garden is wonderful suntrap and perfect to enjoy during the summer months. There is a storage shed to the end of the garden and pedestrian access via St Peter's Street.

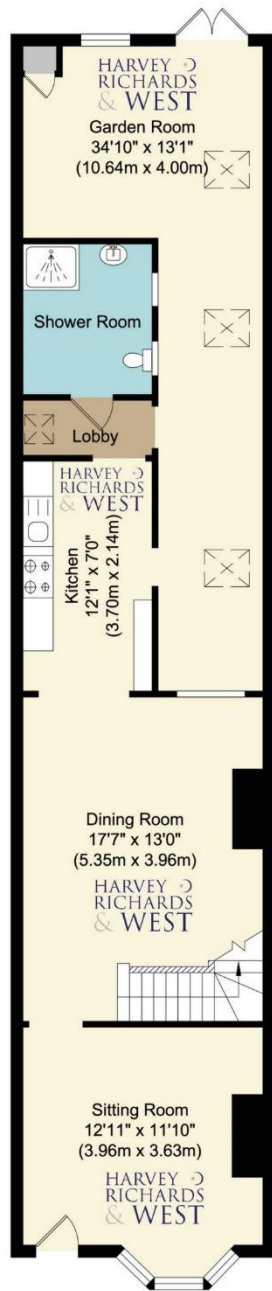
Tenure: Freehold

Council Tax: Band C

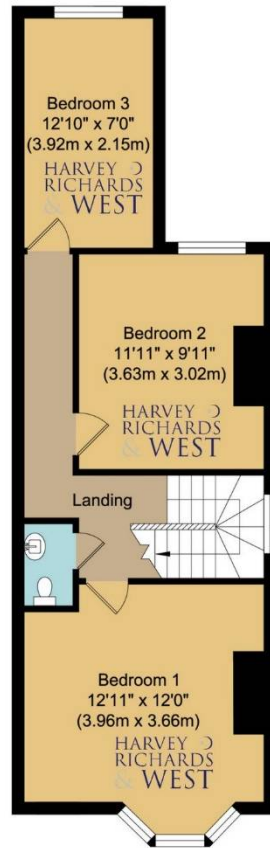








Ground Floor
 Approximate Floor Area
 852.10 sq. ft.
 (79.20 sq. m)



First Floor
 Approximate Floor Area
 485.00 sq. ft.
 (45.10 sq. m)

TOTAL APPROX FLOOR AREA 1337.10 SQ. FT. (AREA 124.20 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 show have not been tested and no guarantee as to their operability or efficiency can be given. www.hrwest.co.uk

Energy performance certificate (EPC)					
12 Fountain Street WHITSTABLE CT5 1HA	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until: 3 May 2032</td> </tr> <tr> <td>D</td> <td>Certificate number: 7600-8072-0122-4102-3523</td> </tr> </table>	Energy rating	Valid until: 3 May 2032	D	Certificate number: 7600-8072-0122-4102-3523
Energy rating	Valid until: 3 May 2032				
D	Certificate number: 7600-8072-0122-4102-3523				
Property type	Detached house				
Total floor area	124 square metres				

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		