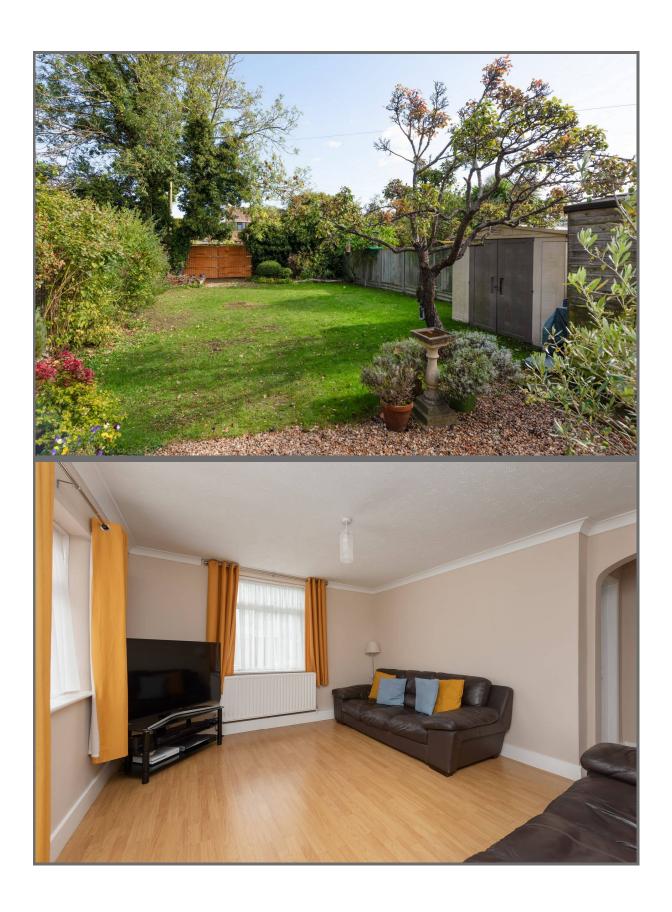
HARVEY ORICHARDS WEST

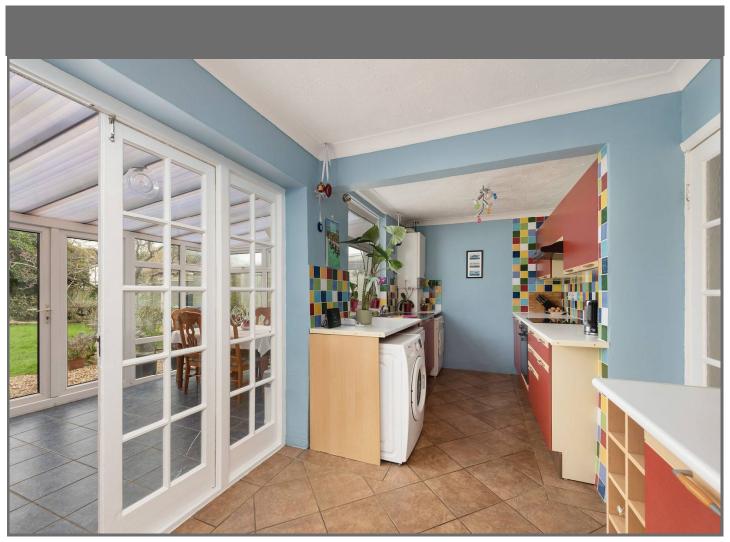


Reservoir Road, Whitstable, CT5

Wonderful three bedroom detached chalet bungalow located in the heart of Whitstable.

£475,000





Reservoir Road, 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 wonderful three-bedroom detached chalet bungalow located on Reservoir Road in the heart of Whitstable. Positioned just a stone's throw from Whitstable Harbour and a short walk to Whitstable's busting high street this lovely family home has a lot to offer. Arranged over two floors and with a fantastic spacious garden this is one not to be missed.

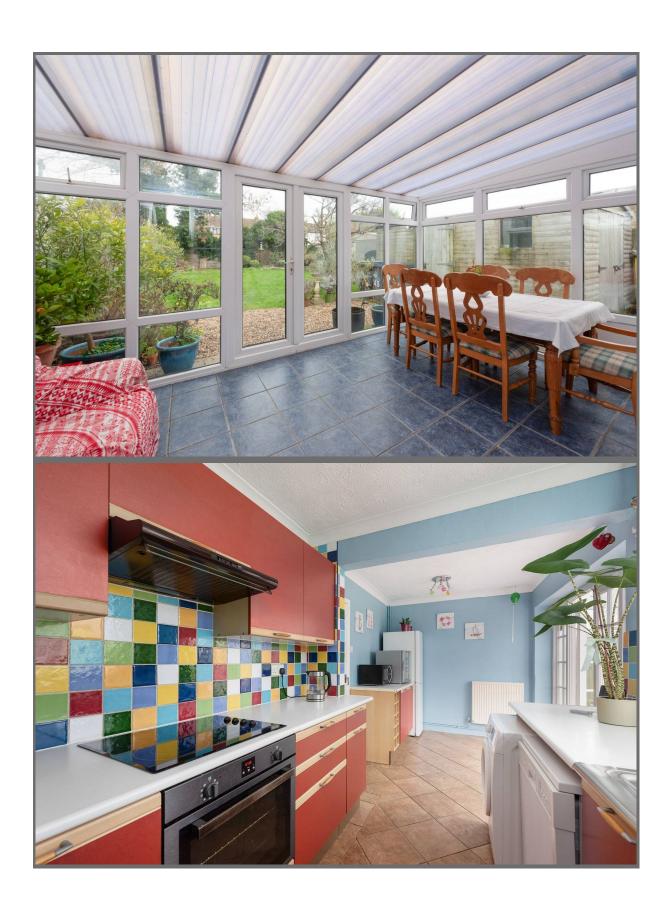
The property is set back from the road behind a white picket fence and a small front garden. Once through the front door, which is set to the side of the house, you enter in to the hallway, to your right there is downstairs shower room and to your left is the main reception room which is bright and airy. The kitchen is located at the back of the property and opens out to a very handy sun room which the current owners uses as there dining area. There is also a good size double bedroom on the ground floor with a walk in wardrobe. On the first floor there are a further two bedrooms both good size doubles.

The rear garden is accessed via the sun room; this mature rear garden is enclosed by a fence and is mostly laid to lawn. With an abundance of mature flower beds and established trees this is a lovely space to enjoy during the summer months.

The property also has rear access providing off street parking via a double gate.

Tenure: Freehold Council Tax: Band C

For more information or to arrange a viewing please contact Harvey Richards & West.

















TOTAL APPROX FLOOR AREA 984.89 SQ. FT. (AREA 91.50 SQ. M)

Whits every attempt has been made to ansure the accuracy of the floor plan contained here, measurements of doors, windows, morms and any other items are approximate and no neponsibilities taken for any error, onission or nie-statement.

This plan is for illustrative purposes only and about to used as such by any prospective purchaser. The services, systems and appliances show have not been lested and no guarantee as to their operability or efficiency can be given,
when the plan is for illustrative purposes only and about to use as such by any prospective purchaser. The services, systems and appliances show have not been lested and no guarantee as to their operability or efficiency can be given.



Rules on letting this property

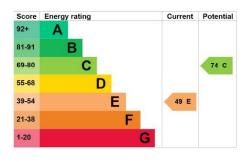
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

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

https://find-energy-certificate.service.gov.uk/energy-certificate/8328-7325-5570-6857-1922? print=true the properties of the properties