

HARVEY RICHARDS & WEST

ESTATE AGENTS



Reservoir Road, Whitstable, CT5

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

£475,000




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



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 bustling 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 their 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.









Ground Floor
 Approximate Floor Area
 709.34 sq. ft.
 (65.90 sq. m)

First Floor
 Approximate Floor Area
 275.55 sq. ft.
 (25.60 sq. m)

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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and all 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.hrwest.co.uk

Energy performance certificate (EPC)

48, Reservoir Road WHITSTABLE CT5 1LY	Energy rating E	Valid until: 29 May 2028 Certificate number: 8328-7325-5570-6857-1922
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Property type	Detached bungalow
Total floor area	78 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		