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The Bungalow, Shaftesbury Road, Whitstable, CT5

Fantastic two-bedroom detached bungalow located on Shaftesbury Road just off Whitstable high street with off street parking for two cars and a pretty rear garden.

£800,000



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



The Bungalow, Shaftesbury 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 fantastic detached two-bedroom bungalow located on Shaftesbury Road in the heart of Whitstable's popular conservation area. Wonderfully situated just behind Whitstable High Street and only a stones through from the beach front this lovely home has a lot to offer. Very well maintained by the current owners this stylish property is one not to be missed.

The property itself is positioned back from the street behind a small front garden and gravel driveway with room for at least two cars. Once through the front door you enter into a little entrance porch which has plenty of room for shoes and coats. From here you lead through to the open plan living, kitchen, dining room area which is extremely light bright and airy. The spacious living area centres around a lovely exposed brick fireplace and working wood burning stove and has a vaulted ceiling which has been clad in white timber and exposed beams adding an abundance of charm and character. The kitchen which connects the living space to the dining area is fitted with contemporary shaker style grey units, built in appliances and has a handy breakfast island to sit around. The dining area is plenty big enough for a family dining table and has modern bi-folding doors opening out to the garden.

There are two good size double bedrooms, with the master benefiting from a beautiful newly fitted en-suite shower room. The master bedroom measures an impressive 19'6 x 10'9 and also has a stunning vaulted ceiling like the living area, the second bedroom is another good size room. There is also a wonderful newly fitted family bathroom with a three piece bathroom suite and overhead shower.

The property also has a handy storage loft space located in the vaulted ceiling. It is accessed via a flight of boat ladder stairs and overlooks the main living area.

The rear garden is accessed via bi-folding doors which open out onto the patio area. This well designed, low maintenance garden is part paved, part decked and enclosed by a wooden fence. Raised planters around the garden are stocked with mature shrubbery and well established trees. South west facing this is a wonderful suntrap and a lovely space to relax during the summer months. A gate from the garden provides side access and leads to the drive way and there is also a secure garden shed with power.

The property also benefits from two off street parking spaces on the gravel drive way located to the side of the property and has photovoltaic panels with battery storage.

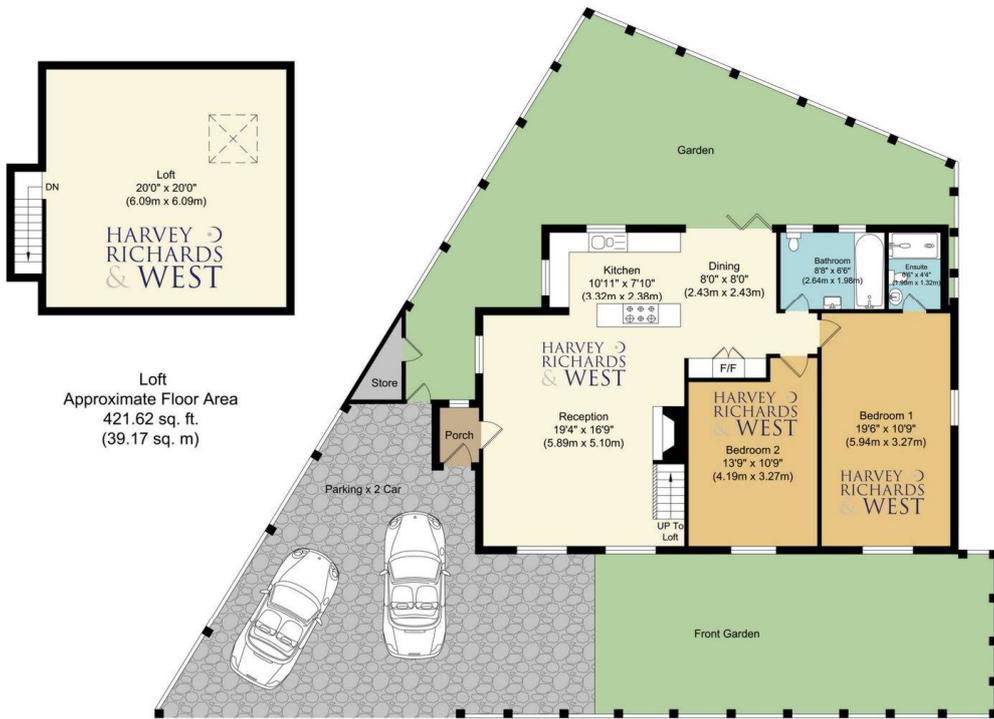
Tenure: Freehold

Council Tax: Band TBC

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







Loft
 Approximate Floor Area
 421.62 sq. ft.
 (39.17 sq. m)

Ground Floor
 Approximate Floor Area
 994.58 sq. ft.
 (92.40 sq. m)

TOTAL APPROX FLOOR AREA 1416.20 SQ. FT. (AREA 131.57 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 have not been tested and no guarantee as to their operability or efficiency can be given.
 www.bwsee.co.uk

Energy performance certificate (EPC)

The School House Shaftesbury Road WHITSTABLE CT5 1DS	Energy rating F	Valid until: 14 July 2025
		Certificate number: 8445-7523-3230-0755-9996

Property type	Detached bungalow
Total floor area	89 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

[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

