

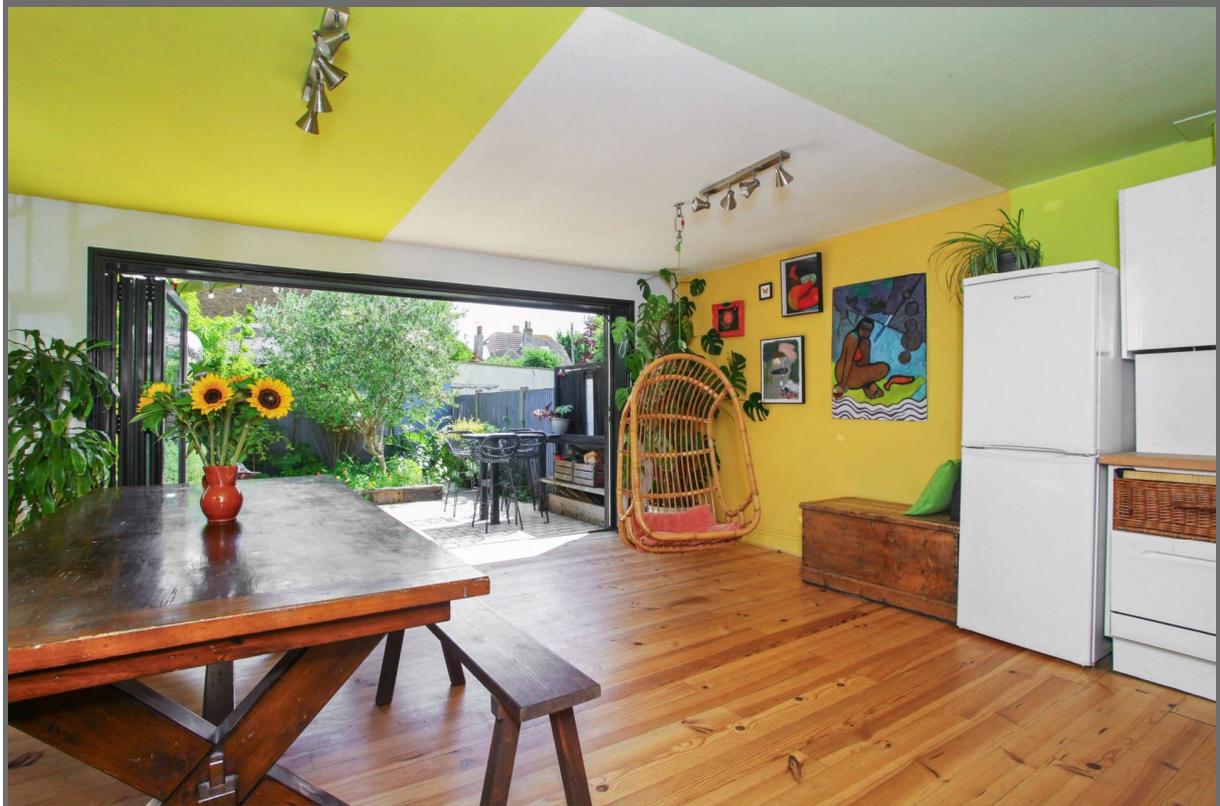
HARVEY   
RICHARDS  
& WEST  
ESTATE AGENTS



**Cornwallis Circle, Whitstable, CT5**

**Pretty two-bedroom, two storey mid-terrace property located in the heart of Whitstable with lovely park views over Cornwallis Circle.**

**£400,000**



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



## Cornwallis Circle, Whitstable

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 beautiful two-bedroom family home located on Cornwallis Circle in the heart of Whitstable's popular conservation area. Positioned between the high street and the beach front this wonderful property is perfectly placed for those looking to be centrally located.

The property itself is set back from the road behind a little front garden which is a great sun trap to sit and enjoy the view over Cornwallis green. Once through the front door you enter in to a spacious hallway with plenty of room for shoes and coats. From the hallway you lead straight in to the main open plan living/kitchen/dining area. This light bright and airy space has been well designed to create a fabulous spacious modern kitchen with a large central island unit perfect for use as a breakfast bar. From the kitchen area you follow through to the large dining /living space, which has a large full width bi-folding door leading straight out to the garden. This spacious area with beautiful exposed floorboards provides plenty of room for both a dining table and sofa area.

The property also benefits from a further formal living room to the front of the property. This cosy room centres around a wood burning stove and has the same exposed floorboard adding an abundance of charm and character.

Both bedrooms are found on the first floor, the master bedroom measures a generous 18'8 x 9'7 and the second bedroom has access to a handy loft storage space. The family bathroom is also found on this floor and is fitted with a three-piece bathroom suite and overhead shower.

The rear garden is accessed through the bi-folding doors in the kitchen. This beautiful landscaped garden is mostly paved with plenty of space for outdoor dining and entertaining. Raised planters house an abundance of mature plants, bushes and trees.

Tenure: Freehold

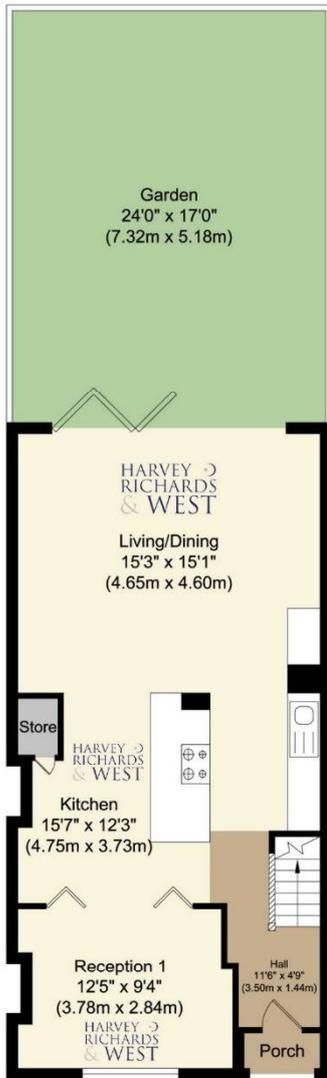
Council Tax: Band B

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





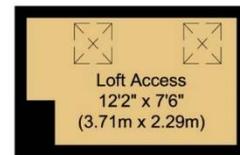




Ground Floor  
Approximate Floor Area  
638.51 sq. ft.  
(59.32 sq. m)



First Floor  
Approximate Floor Area  
353.27 sq. ft.  
(32.82 sq. m)



Loft  
Approximate Floor Area  
91.27 sq. ft.  
(8.48 sq. m)

**TOTAL APPROX FLOOR AREA 1083.06 SQ. FT. (AREA 100.62 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 responsibility 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)            |                           |                     |                          |
|---|---------------------------|---------------------|--------------------------|
| 100, Cornwallis Circle<br>WHITSTABLE<br>CT5 1DT | Energy rating<br><b>D</b> | Valid until:        | 30 March 2027            |
|   |                           | Certificate number: | 7898-3051-7287-5403-9904 |
| Property type                                   | Mid-terrace bungalow      |                     |                          |
| Total floor area                                | 84 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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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