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ESTATE AGENTS



Albert Street, Whitstable, CT5

Wonderful three-bedroom, three storey end of terrace fisherman's cottage with the added benefit of off-street parking.

£470,000




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



Albert 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 are delighted to offer for sale this wonderful three-bedroom, three storey fisherman's cottage located in the heart of Whitstable's popular conservation area. Set just off Harbour Street with its array of independently run restaurants, boutiques and cafes and only a short walk to the beach front this wonderful home is perfect for those looking to be right in the middle of the town.

Well maintained by the current owners this fantastic property benefits from an end of terrace position with a drop curb providing off street parking to the rear of the garden, which for a property so central is hard to find. Still retaining many period features which all add to the charm and character and offered for sale chain free this is definitely one not to be missed.

Once through the front door you enter into the first of two reception rooms. This cosy living area is centred around a pretty fireplace and has a large newly fitted double glazed box sash window which fills the room with light.

The second reception area is currently used as a dining room and provides access in to the garden. This bright and airy space has plenty of storage with two built in glazed cupboards and an under stairs storage area which currently houses the fridge. The dining room leads through to the galley kitchen which is fitted with base units and integrated appliance. The family bathroom is found to the end of the kitchen and houses a stylish three-piece bathroom suite with an overhead shower.

On the first floor there are two double bedrooms, both with beautiful exposed floor boards and pretty cast-iron fireplaces. The bedroom to the front of the property also has a newly fitted double glazed box sash window. The third bedroom is found on the second floor and is another good size double room with exposed floorboards and plenty of space.

The rear garden is part paved and part lawn with a shed to the end. The double gate to the side provides access to a parking spot on the grassed area. South facing this is a lovely space to enjoy during the summer months.

Tenure: Freehold

Council Tax: B

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









TOTAL APPROX FLOOR AREA 848.30 SQ. FT. (AREA 78.80 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.ricwest.co.uk

Energy performance certificate (EPC)			
58, Albert Street WHITSTABLE CT5 1HS	Energy rating D	Valid until:	4 July 2034
		Certificate number:	0658-3039-5203-2014-7204
Property type	End-terrace house		
Total floor area	80 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		83 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