

# HARVEY RICHARDS & WEST ESTATE AGENTS



## Oxford Street, Whitstable, CT5

Beautiful three bedroom cottage nestled behind a quaint high shop with a rear garden located in the heart of Whitstable's popular conservation area.

**£325,000**




Harvey Richards & West Sales Ltd for themselves and for the Vendors or 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



## Oxford 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 beautiful three-bedroom, two storey period cottage nestled behind a quaint high street shop on Oxford Street in the heart of Whitstable's popular conservation area. Wonderfully positioned in the heart of town, only a stones throw from the beach and a short walk to the mainline train station this fantastic property would make a lovely home for those looking to be close to the hustle and bustle.

The property itself is accessed down a side path off the high street which leads in to the garden. Once through the front door you enter in to the kitchen which is fitted with stylish navy shaker base and wall units and integrated appliances. Beyond the kitchen there is a useful downstairs W/C. The main living area is a lovely cosy room with panelled walls, a large box sash window and useful understairs storage cupboards. Filled with charm and character this wonderful home has been lovingly maintained by the by the current owners.

All three bedrooms are found on the first floor. The master bedroom is located to the front of the property and has two large box sash windows filling the room with light. Exposed beams and a beautiful cast iron fireplace all add an abundance of character of this home. The family bathroom is also found on this floor and it is fitted with a three-piece bathroom suite and overhead shower.


The property also benefits from a low maintenance rear garden. The garden is mostly paved with a handy shed for storing beach equipment. With plenty of space for a table and chairs this is a lovely area to sit and enjoy during the summer months.

Tenure: Leasehold 988 years

Council Tax: TBC

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

Note : There is the potential to purchase the freehold from the current freeholder though separate negotiations and subjects to solicitors involvement.









GROUND FLOOR  
APPROX. FLOOR  
AREA 285 SQ.FT.  
(26.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)

**TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.2 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 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  
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## Energy performance certificate (EPC)

Packet Hoy 5 Oxford Street WHITSTABLE CT5 1DB	Energy rating	Valid until:	8 July 2034
	<b>D</b>	Certificate number:	0515-3039-5203-6614-8200

Property type	End-terrace house
Total floor area	65 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	55 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