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Sandpiper Road, Whitstable, CT5

Lovely three bedroom semi-detached bungalow with a large drive way and garage.

£350,000




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



Sandpiper 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 lovely three-bedroom semi-detached bungalow located on Sandpiper Road just off Joy Lane. Close to Whitstable town centre with its array of boutiques, cafes and shop and within easy access of the beach this property would make a wonderful family home. Offered for sale chain free this is definitely one not to be missed.

The property itself is set back from the road behind a small front garden and large drive way. Once through the front door you enter into the glazed porch, before entering into the first of two hallways. To your right is the third bedroom which is a good size single room or alternatively it could make a great home office and to your left is the main reception room. This spacious room centres around a fireplace and leads through to the kitchen. The kitchen is fitted with both base and wall units and has a breakfast bar area. From the living room you then enter into the second hallway which the family bathroom and further two bedrooms are accessed from. The family bathroom is fitted with a modern walk-in shower, basin and W/C and the two bedrooms are both good size double rooms. The second bedroom has patio doors leading out to the garden.

The rear garden can be accessed via a gate on the driveway or through patio doors in the second bedroom. This lovely private garden is mostly laid to lawn with a good-sized paved patio area perfect for outdoor dining in the summer months.

Tenure: Freehold

Council Tax: Band C

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









Approximate Floor Area
 1017.08 sq. ft.
 (94.49 sq. m)

TOTAL APPROX FLOOR AREA 1017.08 SQ. FT. (AREA 94.49 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.harvey.co.uk

Energy performance certificate (EPC)

50 Sandpiper Road WHITSTABLE CT5 4TP	Energy rating	Valid until:	14 July 2034
	D	Certificate number:	0370-2195-8330-2994-0985

Property type: Semi-detached bungalow

Total floor area: 64 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		89 B
69-80	C		
55-68	D	67 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