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ESTATE AGENTS



Tankerton Mews, Whitstable, CT5

Wonderful two bedroom semi-detached property with a garage located moments from Tankerton Slopes.

£385,000




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



Tankerton Mews, 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 and West are delighted to offer for sale this attractive two-bedroom semi-detached property located in a quiet cul-de-sac just a stones throw from Tankerton seafront. Tucked away back from the street, this property is wonderfully located within easy walking distance of Tankerton's bustling high street, where you will find an array of independent cafes, boutique shops and a Tesco Express for your convenience. The property is also only a short walk to Whitstable town centre and its famous working harbour.

The property itself is found in a small quiet cul-de-sac. Once through the front door you enter into a small entrance lobby which leads straight up the stairs to the first floor of the house or into the main reception room. The reception room is a lovely well-proportioned space with a large bay window filling the room with light. The reception room leads through into a kitchen which has ample units for storage with the added bonus of a breakfast bar. The large bright window above the stainless-steel sink, looks out onto the secluded courtyard which is surrounded by attractive shrubbery. The boiler is situated in a cupboard to the left of the back door of the kitchen.

Both double bedrooms are found on the first floor and are of a good size. In the main bedroom there is a double built-in wardrobe and the second bedroom has access to the loft space. The bathroom is located directly at the top of the stairs and houses a bath with an overhead shower, a W/C and a hand basin.

The rear garden is accessed from the kitchen and is a lovely low maintenance courtyard. There is a wrought iron gate in the garden which leads to a separate semi-detached garage.

The property is gas centrally heated throughout and would benefit from some modernisation to make it a wonderful home by the sea.

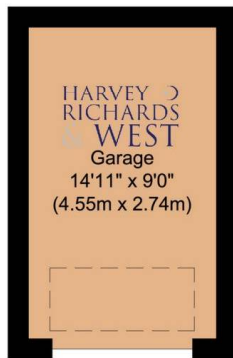
Tenure: Freehold
Council Tax: Band C

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

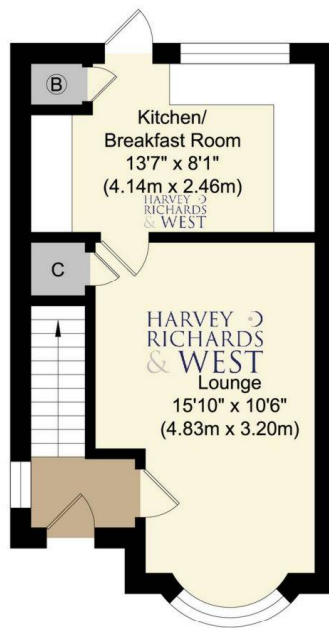




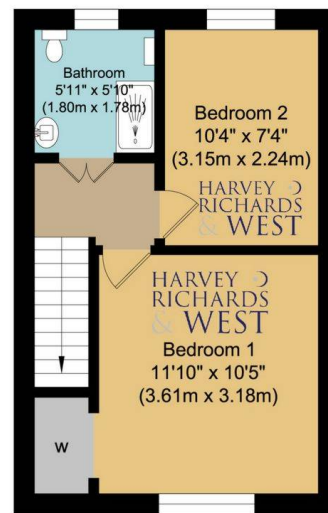




Garage
 Approximate Floor Area
 134.22 sq. ft.
 (12.47 sq. m)



Ground Floor
 Approximate Floor Area
 326.14 sq. ft.
 (30.30 sq. m)



First Floor
 Approximate Floor Area
 302.03 sq. ft.
 (28.06 sq. m)

TOTAL APPROX FLOOR AREA 763.00 SQ. FT. (AREA 71.00 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 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)

5 Tankerton Mews WHITSTABLE CT5 2DB	Energy rating D	Valid until: 21 April 2034
		Certificate number: 2123-3037-9204-2824-2200

Property type	Semi-detached house
Total floor area	59 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	62 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