

# HARVEY RICHARDS & WEST ESTATE AGENTS



## **Marine Gap, Whitstable, CT5**

**Stunning three-bedroom semi-detached sea view property located just off Island Wall benefitting from off street parking for two cars.**

**£550,000**



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





## Marine Gap, 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 beautiful three bed semi-detached cottage located in Marine Gap, just off Island Wall. Positioned in the heart of Whitstable's popular conservation area less than 50 yards from the sea front and a short walk to the high street this property is perfect for those looking to be close to the town centre. This stunning period home is arranged over three floors and benefits from private gated off-street parking. Offered for sale chain free this is one not to be missed.

The property is tucked away behind Island Wall down a quiet little street. Looking out toward the beach, the property is set back behind a good size parking area, large enough for two cars and a small front garden. Once through the front door you enter into a lovely hallway with ample space for coats and shoes. From the entrance hall you lead into the open plan lounge kitchen diner which is extremely light bright and airy. Many period features still remain such as the beautiful original floorboards, a feature fireplace and Georgian style box sash windows which all add to the charm and character.

The stylish 'U' shaped kitchen is fitted with white shaker doors and solid butcher block worktops. White goods include built-in fridge freezer, Bosch washing machine and stainless-steel matching oven hob and extractor. Within the kitchen area there is plenty of space for a breakfast table and four chairs. A door off the kitchen leads into a large under stair cupboard, ideal for storing larger items.

Beyond the kitchen is a rear hallway which the family bathroom is accessed from. The bathroom is fitted with a smart four-piece white shower suite including large bath, shower, WC and Georgian basin. The back door to the rear courtyard is also accessed from this hallway.

A flight of stairs from the main entrance hallway leads to the first floor where two of the three bedrooms are found. The larger of the two is a good size double room with an en-suite W/C and stunning sea views. Both have painted original floorboards, Georgian box sash windows and plenty of storage.

The third and final bedroom is found on the second floor, this lovely master bedroom has the most amazing uninterrupted sea views and plenty of built-in storage space. There is also a large eaves storage cupboard on this level.

To the rear of the property is a small gated courtyard, with enough space for a table & chairs

All in all a beautiful three bed three story cottage in a superb location with the added benefit of private gated off-street parking for two cars which is unrivalled in this location

Tenure: Freehold

Council Tax: Band C

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

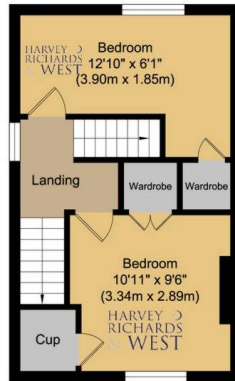








Ground Floor  
Approximate Floor Area  
378.00 sq. ft.  
(35.20 sq. m)



First Floor  
Approximate Floor Area  
273.00 sq. ft.  
(25.40 sq. m)



Second Floor  
Approximate Floor Area  
224.00 sq. ft.  
(20.80 sq. m)

**TOTAL APPROX FLOOR AREA 876.00 SQ. FT. (AREA 81.40 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. www.rnwest.co.uk

## Energy performance certificate (EPC)

1 Marine Gap WHITSTABLE CT5 1EN	Energy rating <b>E</b>	Valid until: <b>3 August 2032</b>
		Certificate number: <b>0380-2176-1130-2502-6435</b>

Property type	Semi-detached house
Total floor area	76 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 E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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

