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ESTATE AGENTS



**Old Vine Cottage, Island Wall, Whitstable, CT5**

**Stunning three-bedroom semi-detached beach front property with off street parking and offered for sale chain free.**

**£825,000**



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



## Old Vine Cottage, Island Wall, 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 stunning three bedroom grade II listed semi-detached beach front property located on Island Wall in the heart of Whitstable's popular conservation area. Close to the main high street with all its local amenities and only moments from the beach this is the perfect home for those looking for their very own seaside retreat. Arranged over three floors and retaining many period features this beautiful property is one not to be missed. Once through the front door you entered in to a small hallway which then leads in to the living room, this bright and airy room centres around a feature fireplace and still retains a number of beautiful period features such as sash windows, and white wash panelled walls which all add to the charm and character. On from this is the generously sized kitchen, this stylish room has been fitted with a top of the range kitchen with integrated appliances and benefits from wonderful views across the beach. A door from this kitchen leads out to the garden and the parking area.

An oak stair case leads up to the first floor, on this floor there is a large double master bedroom with built in storage, a cast iron fireplace and breath taking sea views from the large sash window. The bathroom is fitted with a modern white bathroom suite and walk-in shower. A separate w/c can also be found on this floor. On the second floor there is a further two bedrooms one a double bedroom and the other single bedroom.

The enclosed rear garden with views over Whitstable beach is accessed via the kitchen and leads out on to a patio area. The rest of the rear garden is laid with gravel and provides parking for up to three cars if needed. There is also covered store area to the side of the property.

Tenure: Freehold

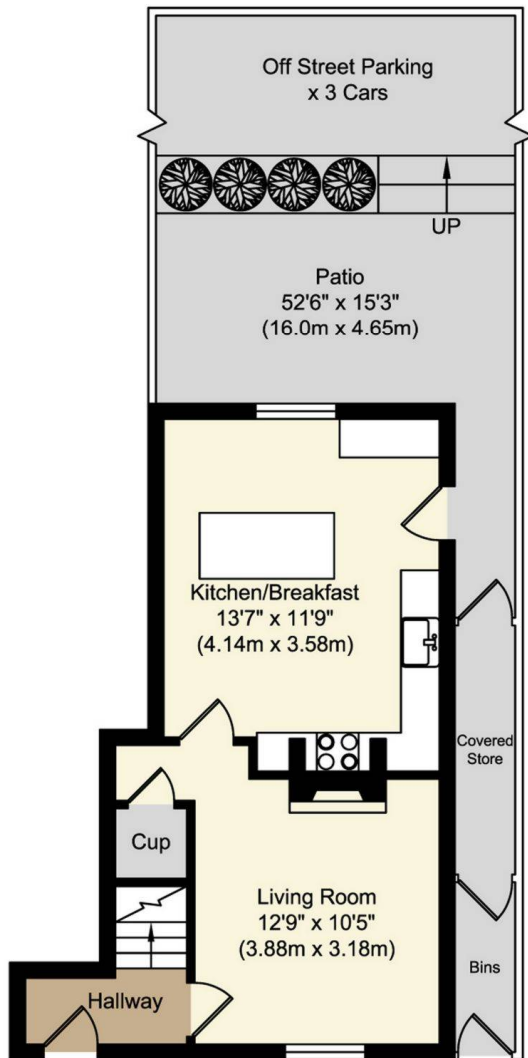
Council Tax: Band C

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

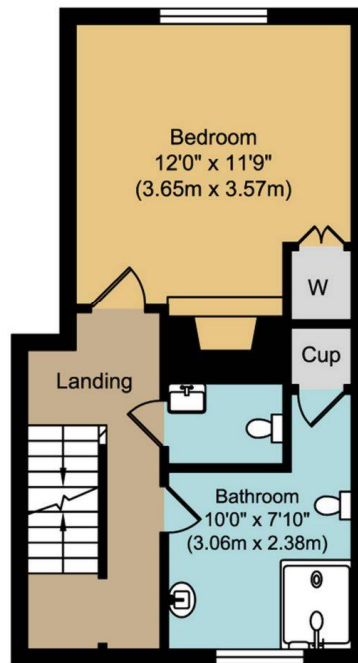




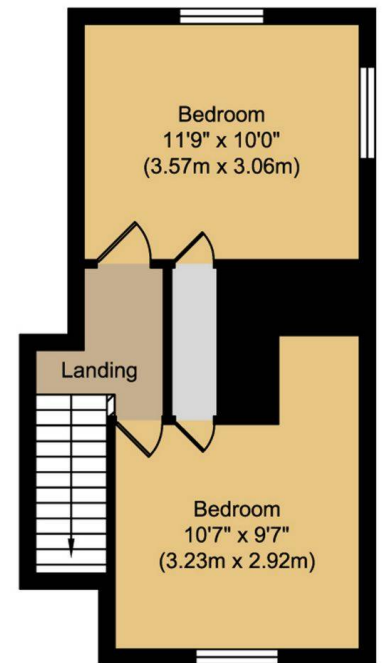




Ground Floor  
 Approximate Floor Area  
 325 sq. ft.  
 (30.2 sq. m)



First Floor  
 Approximate Floor Area  
 302 sq. ft.  
 (28.1 sq. m)



Second Floor  
 Approximate Floor Area  
 246 sq. ft.  
 (22.9 sq. m)

**TOTAL APPROX FLOOR AREA 874.02 SQ. FT. (AREA 81.20 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  
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