

HARVEY RICHARDS & WEST

ESTATE AGENTS



Cromwell Road, Whitstable, CT5

Stunning four bedroom, three storey period terrace property with a large rear extension and positioned close to the high street.

£700,000



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Cromwell 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.

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Harvey Richards & West are delighted to offer for sale this stunning spacious four-bedroom family home located in the heart of Whitstable's popular conservation area. Situated on Cromwell Road just a stone throw from the high street and a short walk to the beach, this wonderful property is perfectly positioned for those looking to be centrally located. Arranged over three floors this spacious home has been sympathetically extended, creating a large light, bright and airy property which still retains many of its period features. Full of charm and character this is one definitely not to be missed.

Once through the front door you enter in to a spacious hallway with plenty of room for shoes and coats. The living room is positioned at the front of the property and is centered around a pretty cast-iron fireplace. This cosy room has a lovely bay window flooding the room with light and opens straight into the formal dining room. Beyond these open plan reception rooms is the kitchen. This beautiful space has been extended by the current owners to create a wonderful large bright kitchen/diner. Extremely spacious this modern kitchen benefits from an array of integrated appliances and a fantastic island unit perfect for use as a breakfast bar. With plenty of room for a large dining table this really is the hub of the home. Two sets of bi-folding doors lead out to the garden and sky lights provide an abundance of natural light.


On the first floor there are three bedrooms and a family bathroom. The bedroom to the front of the property is a large spacious room with a beautiful bay window. The other two bedrooms on this floor are also a great size and all three have beautiful exposed floor boards. The family bathroom is fitted with a three piece bathroom suite and overhead shower.

A fourth bedroom is found on the second floor, this large spacious master room measures an impressive 15'8 x 12'1 and has its own balcony accessed via a timber door. There is also a fantastic bathroom on this level which houses a free-standing bath and separate walk-in shower. Both rooms have beautiful exposed floorboards adding an abundance of charm.

The rear garden is accessed via the bi-folding doors in the kitchen which open out onto a lovely patio area, perfect for outdoor dining during the summer months. Beyond the patio the garden is mostly laid to lawn with mature raised planters bordering the edges of the garden. At the end of the garden there is a handy shed providing storage for garden and beach equipment.

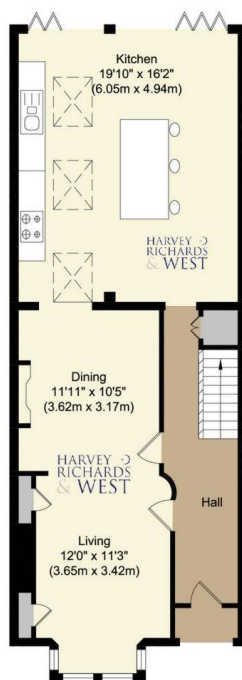
Tenure: Freehold
Council Tax: Band C

For more information or to arrange a viewing please contact Harvey Richards & West directly on 01227 771196.

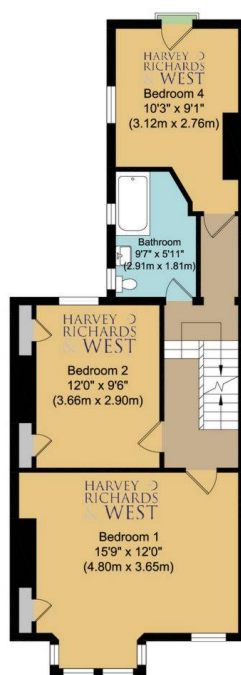




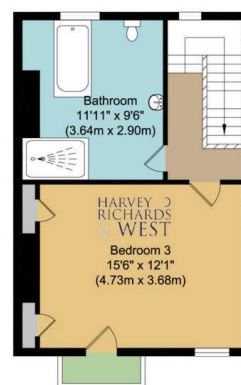




Ground Floor Proposed
Approximate Floor Area
739.69 sq. ft.
(68.72 sq. m)



First Floor Proposed
Approximate Floor Area
593.30 sq. ft.
(55.12 sq. m)



Second Floor Proposed
Approximate Floor Area
391.91 sq. ft.
(36.41 sq. m)

TOTAL APPROX FLOOR AREA 1724.91 SQ. FT. (AREA 160.25 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.rtwest.co.uk

Energy performance certificate (EPC)

15 Cromwell Road WHITSTABLE CT5 1NW	Energy rating D	Valid until: 22 November 2034
		Certificate number: 0434-1429-9409-0267-4222

Property type Mid-terrace house

Total floor area 161 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		