

HARVEY   
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& WEST  
ESTATE AGENTS



**Borstal Hill, Whitstable, CT5**

**Beautiful three-bedroom grade II listed, semi-detached period cottage filled with charm and character and benefiting from off street parking and a beautiful garden.**

**£449,995**




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



## Borstal Hill, 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 beautiful and extremely well cared for 17th century period home located on Borstal Hill. This stunning semi-detached three-bedroom cottage is set back from the road behind well-established hedging which provides plenty of privacy. The property also benefits from off street parking and lovely far-reaching views from the first floor.

Seaview Cottage is a grade II listed weather boarded property which is arranged over two floors and set on a good-sized plot. This beautiful home has been lovingly maintained by the current owner and still retains many period features throughout adding to the charm and character. Surrounded by a beautiful garden this is one not to be missed.

Once through the front door you enter in to a small glazed porch before entering in to the main hallway. Both reception rooms lead from the hallway, the living room is a wonderful light, bright and airy space with a large square bay window, pretty fireplace with a working log burner and lovely painted beams. The dining room is another pretty space with half panelled walls and box sash windows.

The stylish kitchen is to the back of the property and is fitted with grey shaker style base and wall units, a Belfast sink, solid wood work tops and pretty patterned tiles. The kitchen has access to the rear garden and a handy small utility room.

All three bedrooms are found on the first floor the two rooms to the front of the property are both double rooms, with the master bedroom have a lovely bay window which floods the room with light. There is also a good size single bedroom and family bathroom on this level.


The pretty cottage garden wraps around three side of the house. To the front of the house there is a large lawned area leading down to the off-street parking and to the rear of the property there is a pretty patioed area fantastic for sitting out in during the summer months.

The off-street parking for the property is accessed from Borstal Hill.

Tenure: Freehold

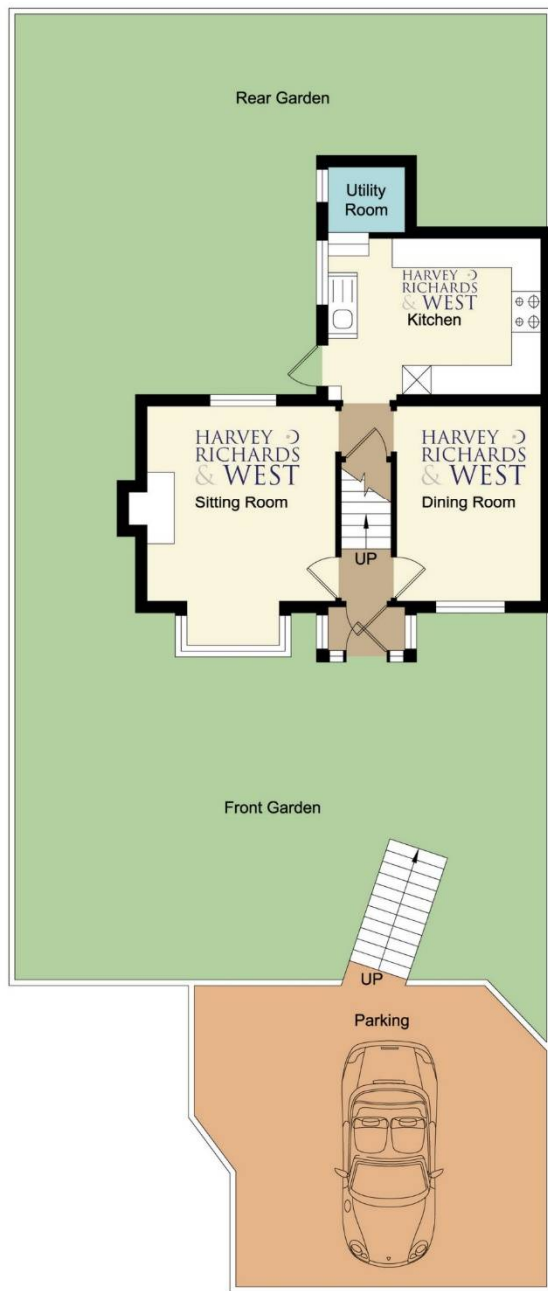
Council Tax: Band D

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

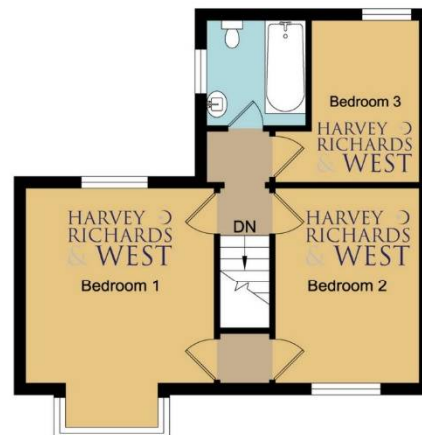








Ground Floor  
 Approximate Floor Area  
 401.30 sq. ft.  
 (37.30 sq. m)



First Floor  
 Approximate Floor Area  
 373.40 sq. ft.  
 (34.70 sq. m)

**TOTAL APPROX FLOOR AREA 775.00 SQ. FT. (AREA 72.00 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 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.hrwest.co.uk

## Energy performance certificate (EPC)

82 Borstal Hill WHITSTABLE CT5 4NZ	Energy rating <b>E</b>	Valid until: <b>31 January 2034</b>
		Certificate number: <b>4234-9422-2300-0449-4202</b>

Property type	End-terrace house
Total floor area	70 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

