

HARVEY RICHARDS & WEST

ESTATE AGENTS



Whitepost, Whitstable, CT5

Three bedroom town house located in central Whitstable with the added benefit of private off-street parking and a rear court yard garden.

£475,000




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



Whitepost, Whitstable

Location

The seaside town of Whitstable is situated on the stunning 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 picturesque coastline to its colourful streets there is plenty to see and do. Whitstable's main line train station provides fast and frequent links to 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.



Harvey Richards and West are delighted to offer for sale this fantastic three bedroom mid-terrace town house located in the heart of Whitstable's popular conservation area. Positioned in between the High Street and the beach front this secluded property is perfect for those looking to live centrally.

Once through the front door you enter the spacious hallway, which has both a downstairs W/C and a handy utility cupboard. The kitchen is positioned at the front of the property and is fitted with stylish units and integrated appliances. The 'L' shaped living room/ dining room has a large French door which creates a light and spacious room.

On the first floor there are two bedrooms, the larger of which has full width built in wardrobes. There is also a family bathroom on this level which houses a three piece bathroom suite and overhead shower. The spacious master bedroom is on the second floor and benefits from its own en-suite shower room and large built in wardrobe.

The pretty rear courtyard garden is accessed via French doors in the living room. The space is part paved part shingled and is extremely low maintenance. There is also a good sized shed perfect for beach equipment and bikes. The gate in the court yard leads out to the allocated parking space which is accessed via an electric gate off Terry's Lane.

Tenure: Freehold

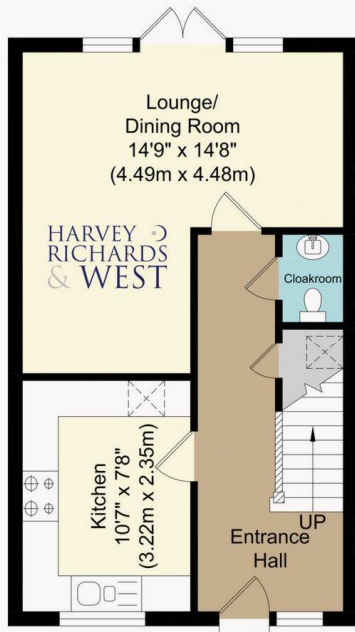
Council Tax: Band D

Annual Service/Maintenance Charge: Approx. £895 per annum (TBC)

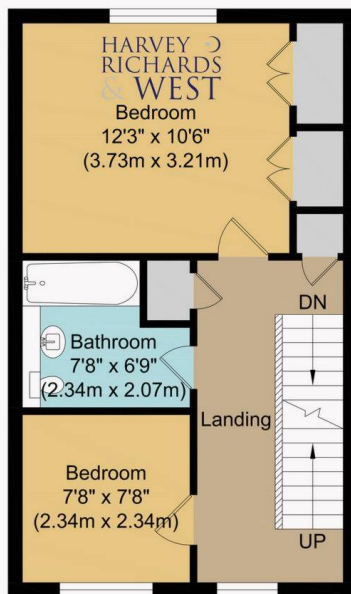




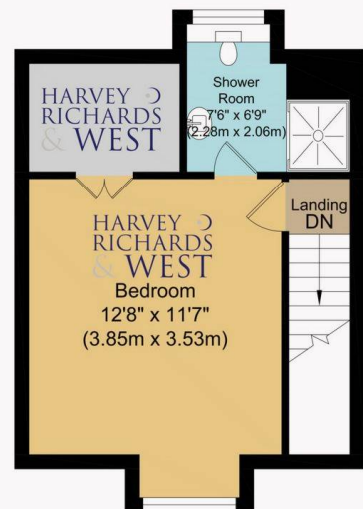




Ground Floor
 Approximate Floor Area
 377.10 sq. ft.
 (35.00 sq. m)



First Floor
 Approximate Floor Area
 377.10 sq. ft.
 (35.00 sq. m)



Second Floor
 Approximate Floor Area
 268.80 sq. ft.
 (25.00 sq. m)

TOTAL APPROX FLOOR AREA 1022.70 SQ. FT. (AREA 95.00 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

3, Whitepost, WHITSTABLE, CT5 1BE

Dwelling type: Mid-terrace house
Date of assessment: 12 March 2015
Date of certificate: 12 March 2015

Reference number: 0838-2842-7975-9095-3865
Type of assessment: RdSAP, existing dwelling
Total floor area: 95 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

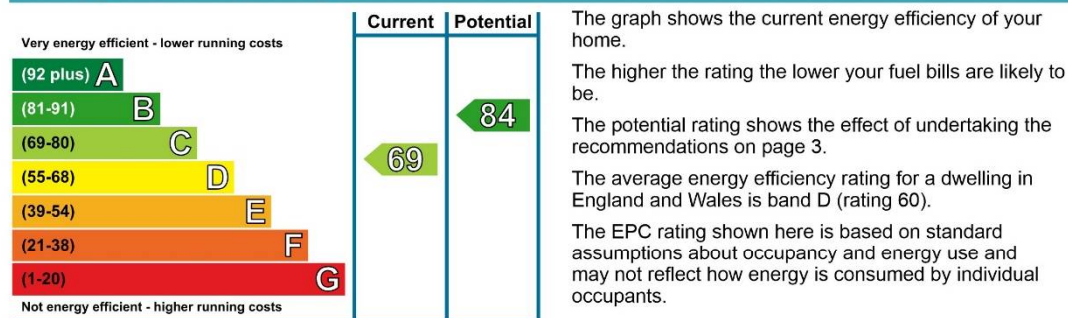
Estimated energy costs of dwelling for 3 years:	£ 2,319
Over 3 years you could save	£ 450

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 186 over 3 years	
Heating	£ 1,557 over 3 years	£ 1,458 over 3 years	
Hot Water	£ 450 over 3 years	£ 225 over 3 years	
Totals	£ 2,319	£ 1,869	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£40	£ 105
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 207
3 Solar water heating	£4,000 - £6,000	£ 138

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.