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& WEST
ESTATE AGENTS



The Warren, Whitstable, CT5

Fantastic two/three bedroom semi-detached chalet house located in a quiet cul-de-sac with off street parking.

£385,000




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



The Warren, Whitstable

Location

The seaside town of Whitstable is located on the north Kent coast 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and picturesque coast line the town proves popular with both tourists and residence alike. From its colourful street to its array of independently run restaurants, cafes and boutiques there is plenty to see and do. Whitstable's main line train station provides fast and frequent links to both London St Pancras & London Victoria as well a regular busses departing from numerous stops along the highstreets connecting Whitstable to the surrounding areas and beyond.



Harvey Richards & West are delighted to offer for sale this wonderful two/three bedroom semi-detached chalet house located on The Warren, just off Borstal Hill. This deceptively spacious family home is tucked at the end of a quiet residential cul-de-sac and set back from the street behind a front garden and drive way. The property itself is conveniently located a little over a mile from Whitstable town centre and the main line train station, as well as having quick access on to the Thanet Way and the A290 giving good connections to Canterbury, Herne Bay, Faversham and beyond.


This lovely family home sits behind a spacious grassed front garden with mature bushes providing privacy. Once through the front door you enter in to the entrance hall which has plenty of room for shoes and coats. To the front of the property there is a good sized bright and airy room which could either lend itself to be a third bedroom or additional reception room. The main reception room measures a generous 17'0 x 11'0 and has patio doors leading out to the garden. The kitchen is fitted with base and wall units, as well as integrated appliances and a door leading to the car port. The family bathroom is also found on the ground floor and houses a three piece bathroom suite and overhead shower. On the first floor there are two good sized double bedrooms both with built in storage.

The rear sunny south facing garden is mostly laid to lawn with a number of mature trees and bushes. The property also has a driveway to the front providing off street parking and an enclosed car port which is great for garden storage.

Tenure: Freehold

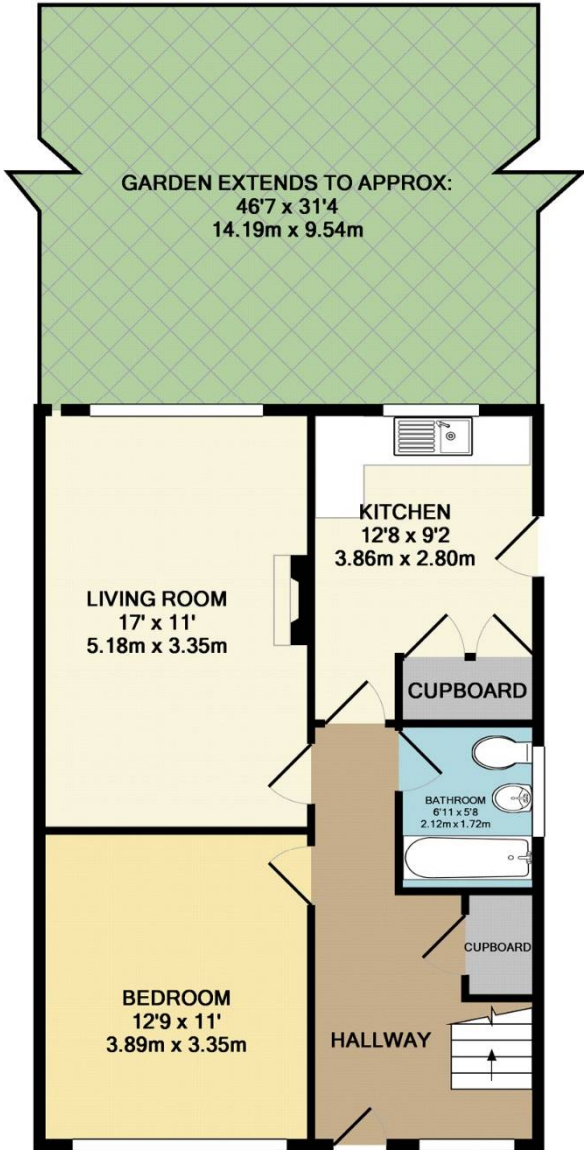
Council Tax: Band C

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

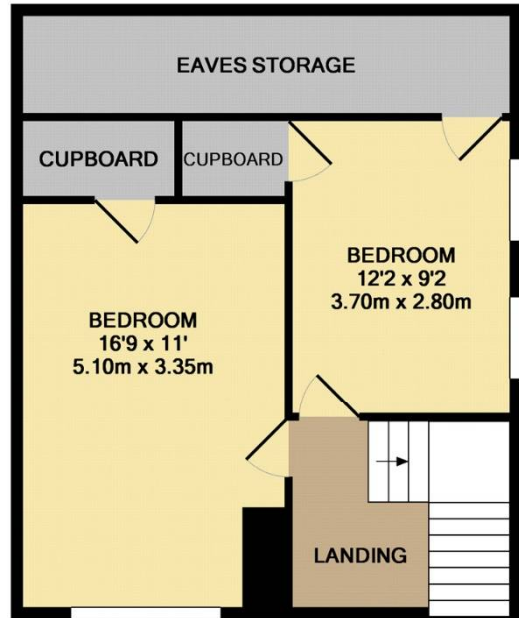








GROUND FLOOR
APPROX. FLOOR
AREA 600 SQ.FT.
(55.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1085 SQ.FT. (100.8 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
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Energy performance certificate (EPC)

5 The Warren WHITSTABLE CT5 4PL	Energy rating D	Valid until: 18 June 2033 <hr/> Certificate number: 9216-3027-1206-1297-7204
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Property type **Semi-detached house**

Total floor area **95 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 current energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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