

HARVEY 
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ESTATE AGENTS



Terry's Lane, Whitstable, CT5

Beautiful three-bedroom mid-terrace property close to the beach front with allocated off street parking and a court yard.

£495,000




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



Terry's Lane, 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 wonderful three-bedroom mid-terrace property located in the heart of Whitstable's popular conservation area. Arranged over three floors this well-designed home is moments from Whitstable beach front and benefits from its own secure allocated off-street parking and a low maintenance court yard. Offered for sale chain free this is one not to be missed.

The property is set back from the street behind a small front pathway and fence. Once through the front door you enter in to a hallway which has plenty of room for shoes and coat and a handy understairs W/C. The kitchen is located to the front of the property and is fitted with base and wall units as well as integrated appliances. The living/dining room is 'L' shaped and has large French doors opening out to the courtyard.

Two of the three bedrooms are found on the first floor along with a family bathroom. The family bathroom is fitted with a three-piece bathroom suite and overhead shower. The third bedroom is the master bedroom and is found on the second floor. This great sized room has its own en-suite shower room.


The rear courtyard is accessed via French doors in the living area and is a great space to enjoy during the summer months. The property also benefits from its own allocated off-street parking space which is accessed via a gated entrance.

Tenure: Freehold

Council Tax: Band D

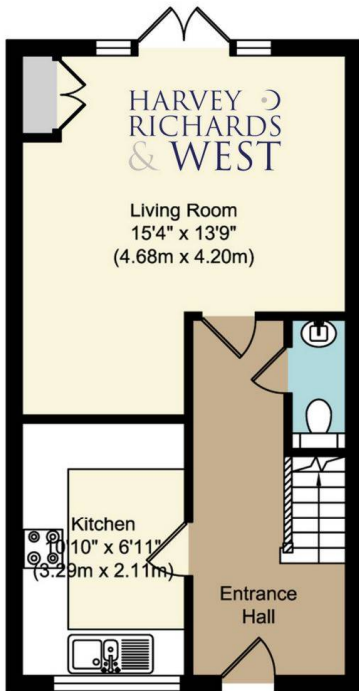
For more information or to arrange a viewing please contact Harvey Richards & West 01227 771196.

A service/maintenance charge is approx £302.96 every 6 months for the upkeep of the parking court and electronic gates (to be confirmed by vendor's solicitors).

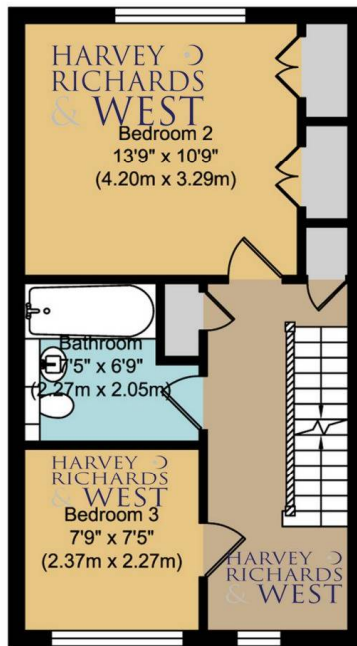




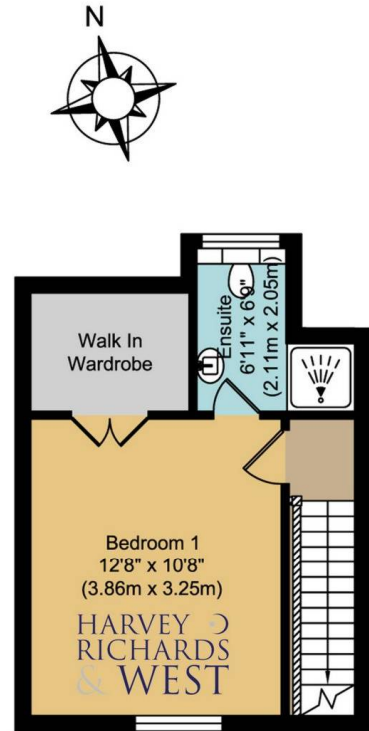




Ground Floor
 Approximate Floor Area
 364.60 sq. ft.
 (33.90 sq. m)



First Floor
 Approximate Floor Area
 357.40 sq. ft.
 (33.20 sq. m)



Second Floor
 Approximate Floor Area
 250.10 sq. ft.
 (23.20 sq. m)

TOTAL APPROX FLOOR AREA 972.10 SQ. FT. (AREA 90.30 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 (EPC)

| | | |
|--|--|--|
| 6 Terrys Lane WHITSTABLE CT5 1DF | Energy rating C | Valid until: 27 June 2033 <hr/> Certificate number: 8537-4026-1200-0688-8222 |
| Property type | Mid-terrace house | |
| Total floor area | 93 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 C. It has the potential to be B.

[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

