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ESTATE AGENTS



The Vines, Island Wall, Whitstable, CT5

Beautiful three/four bedroom end of terrace property located on the extremely popular Island Wall with allocated off street parking.

£755,000




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



The Vines, Island Wall, 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 three bedroom end of terrace property located on the extremely popular Island Wall. The property is set in the heart of Whitstable's sought after conservation area, just a stone's throw from the sea front and a short stroll to the high street. This beautiful beach house is arranged over three floors and benefits from its own garden and allocated off street parking. Lovingly maintained by the current owner, this is one not to be missed.

On the ground floor there is a good-sized kitchen/breakfast room with French doors leading out to the small garden area. The kitchen is fitted with stylish painted shaker style units and has integrated appliances. There is also a front reception room on the ground floor and a handy downstairs W/C.


There is a bright and airy spacious reception room on the first floor which has fantastic views towards the Neptune pub and the sea front. A set of French doors lead out on to a timber and glass balcony which is large enough for a small table and chairs to sit and enjoy the sunsets. One of the three bedrooms is found on this floor as well as the main family bathroom. The bathroom contains a modern three-piece bathroom suite. There is also a handy storage cupboard on the landing which houses the immersion heater. On the second floor there are two further bedrooms and a shower room. Both rooms have dormer windows.

The rear garden area is accessed via French doors in the kitchen and from the parking area. This low maintenance shingled garden is enclosed by a low picket fence to maximise the sea views.

For more information, please contact Harvey Richards & West.

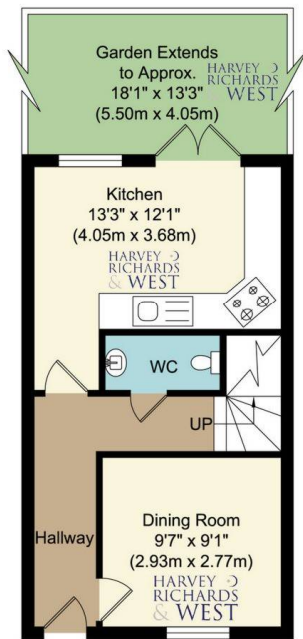
Tenure: Freehold

Council Tax: Band TBC

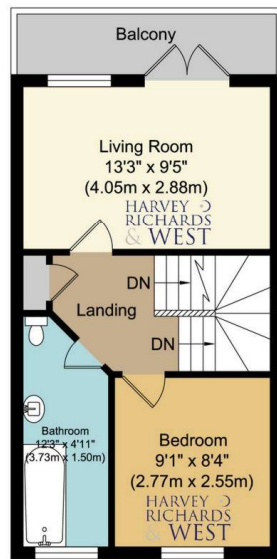




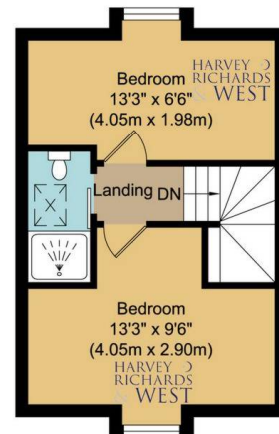




Ground Floor
Approximate Floor Area
322.00 sq. ft.
(29.90 sq. m)



First Floor
Approximate Floor Area
322.00 sq. ft.
(29.90 sq. m)



Second Floor
Approximate Floor Area
260.00 sq. ft.
(24.10 sq. m)

TOTAL APPROX FLOOR AREA 904.00 SQ. FT. (AREA 84.00 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 (EPC)					
1 The Vines Island Wall WHITSTABLE CT5 1BA	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until: 29 June 2033</td> </tr> <tr> <td>D</td> <td>Certificate number: 7307-3028-2206-8847-1200</td> </tr> </table>	Energy rating	Valid until: 29 June 2033	D	Certificate number: 7307-3028-2206-8847-1200
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D	Certificate number: 7307-3028-2206-8847-1200				
Property type	End-terrace house				
Total floor area	94 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		84 B
69-80	C		
55-68	D	68 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