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& WEST
ESTATE AGENTS



The Vines, Island Wall, Whitstable, CT5

**Stunning mid-terrace three/four bedroom beach property located on 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 and West are delighted to offer for sale this beautiful 3/4 bedroom, 3 storey, beach front property located on Island Wall in the heart of Whitstable's popular conservation area. Centrally positioned on one of the most popular streets in the town this wonderful property benefits from stunning sea views, its own private garden and allocated off street parking which is rare to find in central Whitstable.

This modern mid terrace weather boarded home is arranged over three floors and has been lovingly maintained by the current owner. 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 shaker style units and a granite worktop as well as integrated appliances and the whole ground floor recently had oak tongue and groove timber flooring installed creating a hard wearing low maintenance finish much-needed when living by the sea. There is also a front reception/bedroom on the ground floor and a handy downstairs W/C.

The main reception room is found on the first floor; this spacious room is to the rear of the property and has fantastic sea views. There is a set of French doors which 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 and hand held shower attachment. 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 and TV points and the rear facing room benefits from lovely sea views.

The fenced rear garden is accessed via the French doors in the kitchen. This low maintenance space is enclosed by a white picket fence to make the most of the sea views.

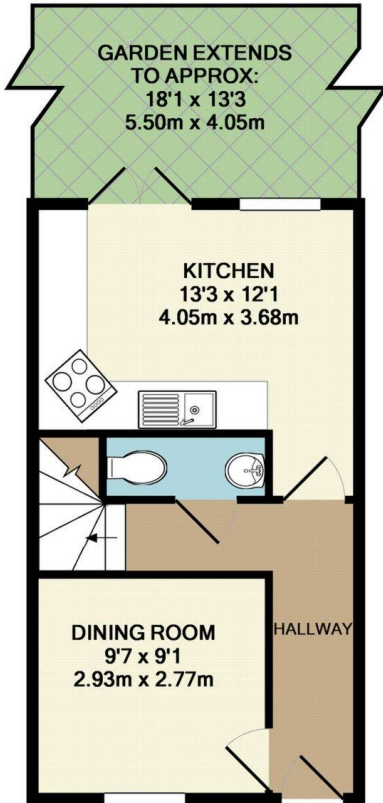
Tenure: Freehold

Council Tax: Band E

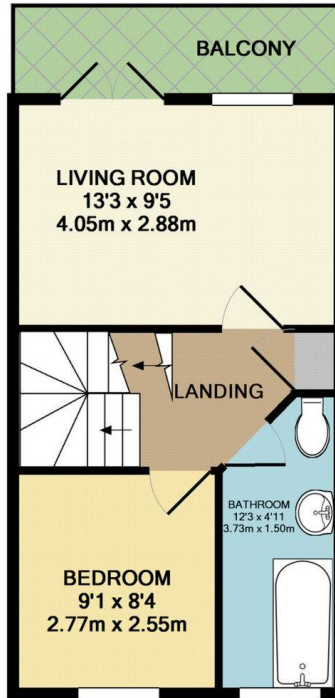




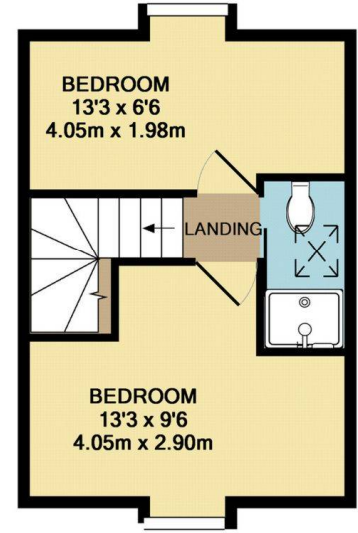




GROUND FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 260 SQ.FT.
(24.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 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)

2 The Vines Island Wall WHITSTABLE CT5 1BA	Energy rating C	Valid until: 23 May 2033 Certificate number: 2526-3026-7205-6677-9200
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Property type	Mid-terrace house
Total floor area	88 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

