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ESTATE AGENTS



The Vines, Island Wall, Whitstable, CT5

Three/Four bedroom beach front property located on Island Wall with allocated off street parking and a garden.

£695,000



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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 present this beautiful 3/4 bedroom, 3 storey, beach 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.

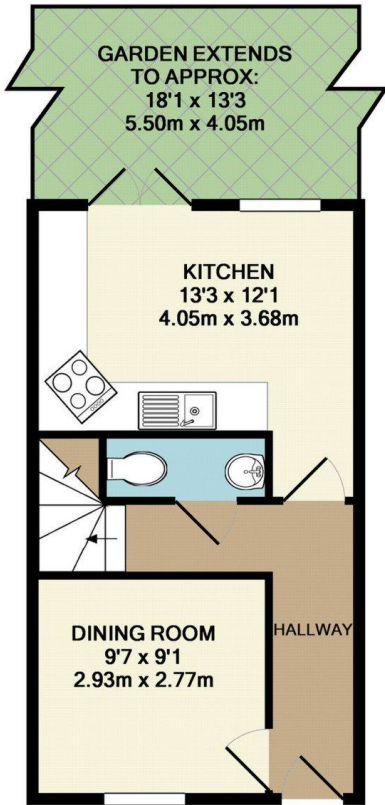
Being only 20 paces from the water this truly is an outstanding beach property and one not to be missed as they rarely come to market.

Tenure: Freehold

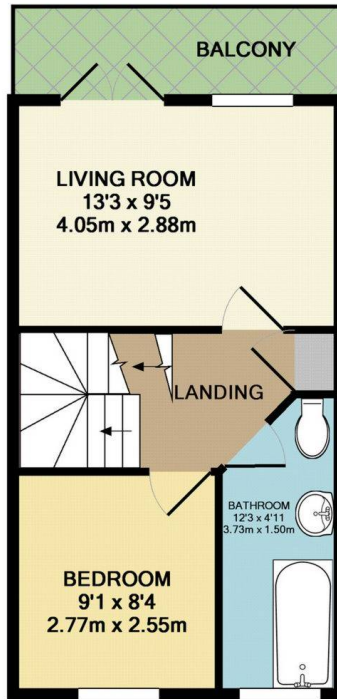
Council Tax: Band E



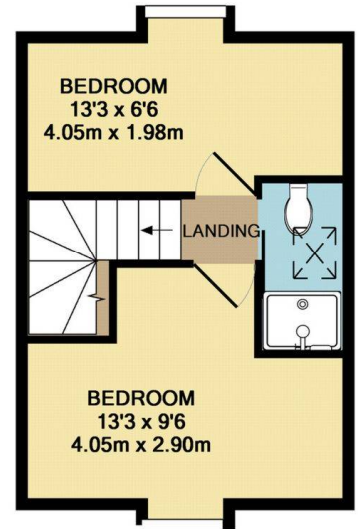




GROUND FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)



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



2, The Vines, Island Wall, WHITSTABLE, CT5 1BA

Dwelling type: Mid-terrace house
Date of assessment: 01 September 2012
Date of certificate: 04 September 2012
Reference number: 0898-8089-7261-0712-3974
Type of assessment: RdSAP, existing dwelling
Total floor area: 84 m²

Use this document to:

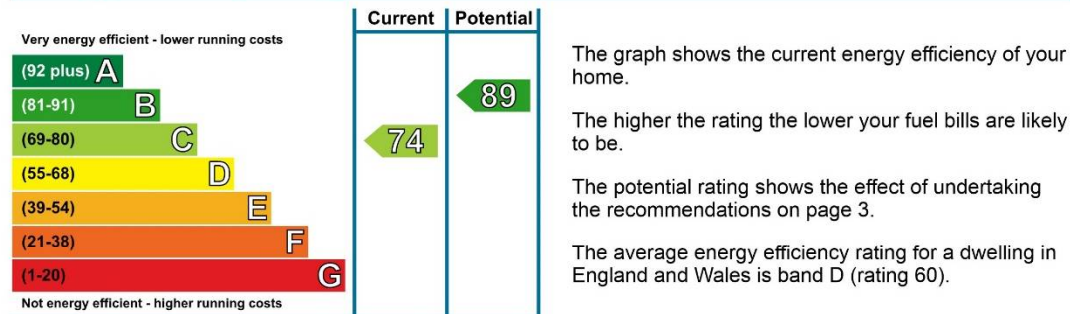
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,653
Over 3 years you could save	£333

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£258 over 3 years	£150 over 3 years	
Heating	£1,011 over 3 years	£963 over 3 years	
Hot Water	£384 over 3 years	£207 over 3 years	
Totals	£1,653	£1,320	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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	Available with Green Deal
1 Low energy lighting for all fixed outlets	£65	£93	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£126	✓
3 Solar water heating	£4,000 - £6,000	£111	✓

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.