

# HARVEY RICHARDS & WEST

ESTATE AGENTS



## **Albert Street, Whitstable, CT5**

**Two bedroom end of terrace Fisherman's Cottage located on Albert Street in Whitstable town centre.**

**£345,000**






## Albert Street, 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.

and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harvey Richards & West Sales Ltd has and authority to make or give any representations or warranty in relation to this property.



Harvey Richards & West are delighted to offer for sale this great end of terrace fisherman's cottage located on Albert Street in the heart of Whitstable's popular conservation area. Arranged over two floors this fantastic two bedroom house is situated moments from Harbour Street with its array of independently run restaurants, cafes and boutiques and a short walk from Whitstable's sea front. The main line train station is approximately 0.4 miles away perfect for those looking to commute.

This fantastic property has been well maintained by the current owners and has recently been fitted with double glazing throughout. The property is entered through the front door located on the side of the building. On the ground floor, the two reception rooms have been opened up to create a fantastic open plan lounge/diner. A door leads through to the kitchen which is fitted with galley style units and integrated appliances including dishwasher, oven & microwave. There is a door in the kitchen which opens out on to the garden. The family bathroom is also found on the ground floor and houses a three-piece bathroom suite with overhead shower. Both double bedrooms are found on the first floor. The room to the back of the property benefits from a handy en-suite W/C.

The rear garden is south facing and extremely very low maintenance. Mostly paved the garden is enclosed by both a fence and wall and has a side access through a gate.

Tenure : Freehold

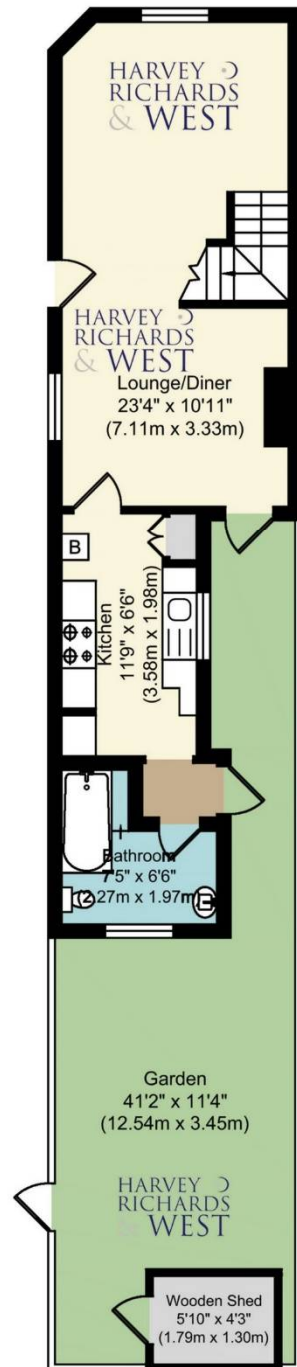
Council Tax : Band B



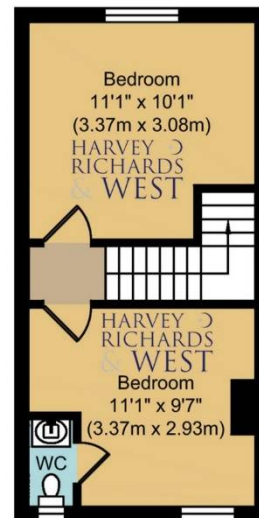








Ground Floor  
Approximate Floor Area  
392.23 sq. ft.  
(36.44 sq. m)



First Floor  
Approximate Floor Area  
254.88 sq. ft.  
(23.68 sq. m)

**TOTAL APPROX FLOOR AREA 647.12 SQ. FT. (AREA 60.12 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](http://www.hrwest.co.uk)



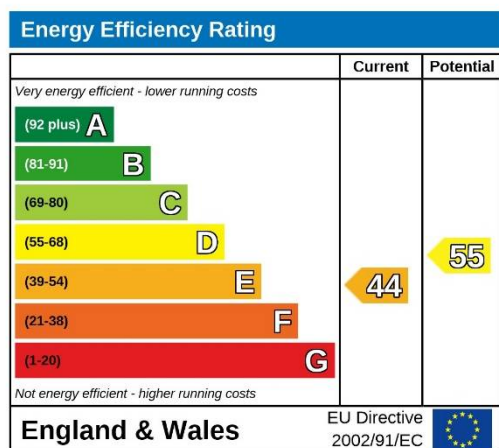
## Energy Performance Certificate



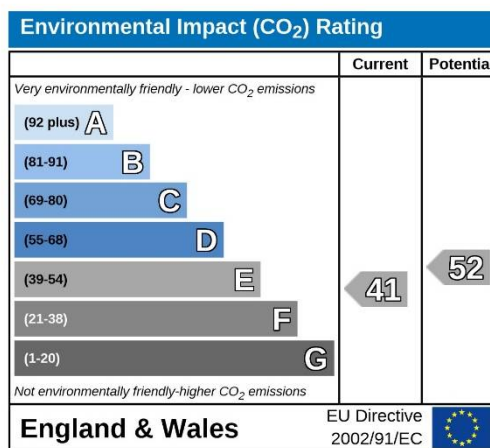
26, Albert Street  
WHITSTABLE  
CT5 1HS

Dwelling type: End-terrace house  
Date of assessment: 10 May 2011  
Date of certificate: 11 May 2011  
Reference number: 8129-6525-8570-0610-7996  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 62m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	418 kWh/m <sup>2</sup> per year	324 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5 tonnes per year	3.9 tonnes per year
Lighting	£47 per year	£34 per year
Heating	£843 per year	£671 per year
Hot water	£83 per year	£73 per year

**You could save up to £194 per year**

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.