



66c Oxford Street, Whitstable, CT5 1DG
£220,000



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Nestled in the heart of Whitstable's prestigious Oxford Street, this double-bedroom maisonette presents a unique opportunity for comfortable and stylish living. Boasting a prime location and set over two floors, this property offers a blend of convenience and privacy. Being sold with no chain involved, you can benefit from a home by the sea this Summer.

Accessible through a secure private garden, the maisonette provides a sense of exclusivity and security, ensuring peace of mind for residents.

Spread across two floors, the property maximizes space and functionality. Upon entering, a welcoming lobby area leads seamlessly into the well-appointed kitchen, offering ample space for a dining table, perfect for intimate meals or entertaining guests.

Ascend the stairs to the first floor, greeted by a light-filled lounge area. Large windows flood the space with natural light.

The first floor also houses a generously sized double bedroom and a modern bathroom.

Enjoy outdoor living and soak up the sun in your private patio garden. Perfectly positioned as a sun trap, it's an ideal spot for al fresco dining, morning coffees, or simply unwinding after a busy day.

The owner is in the process of creating a brand new lease for the property. We believe the new lease will be 999 years with a Peppercorn ground rent due payable. The estimated service charge will be no more than £500.00, with a contribution charge for the building insurance annually.

Description

Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

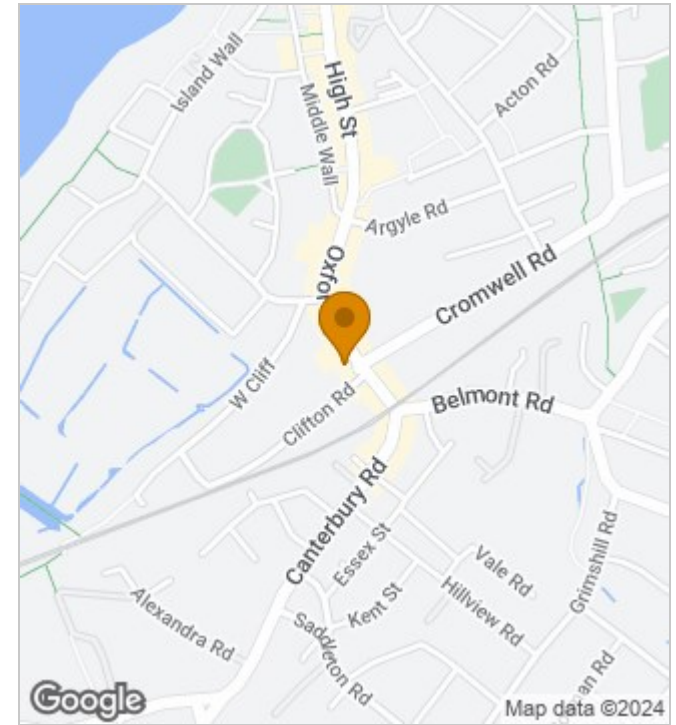
Situation

Beyond the property itself, Whitstable offers a wealth of amenities and attractions. Known for its stunning coastline, vibrant arts scene, and quaint independent shops, this town embodies the idyllic seaside lifestyle. From charming cafes and restaurants to picturesque walks along the beach, there is always something to explore and enjoy in Whitstable. The town's working harbor, lined with colorful fishing boats, is a testament to its deep-rooted connection to the sea. Visitors can explore the bustling Whitstable Harbour Village, where they can indulge in fresh seafood, artisanal crafts, and a lively atmosphere.





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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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