

HARVEY RICHARDS & WEST

ESTATE AGENTS



Kent Street, Whitstable, CT5

Pretty two bedroom terrace property located on Kent Street just outside Whitstable town centre.

£325,000



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




Kent Street, Whitstable

Location

The seaside town of Whitstable is located on the North Kent coast, 60 miles from central London and 7 miles north of the Historical city of Canterbury. Famous for its working Harbour and picturesque seafront the town proves popular with both tourist and residence alike. From its colourful high street with its array of independently run restaurants, cafes and boutiques to its bustling sea front there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras and London Victoria as well as buses regularly departing from numerous stops throughout the town.

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 pretty two bedroom terrace house located on Kent Street just outside Whitstable town centre. Arranged over two floors this lovely well-proportioned home provides an ample amount of living space. Retaining many period features and with a lovely private rear garden this is one not to be missed.

Once through the front door you enter into the hallway with the staircase to the first floor. The two main reception rooms have been knocked through to create a large open plan feel with a feature fire place. The kitchen is fitted with stylish cream units and a Belfast sink this then leads though to a further reception room with French doors opening out to the garden.

On the first floor there are two bedrooms the larger of the two is located at the front of the property. There is also a well fitted family bathroom with a freestanding roll top bath and overhead shower.

The rear garden is both lawn and shingle and enclosed by a fence.

Reception 1

Reception 2

Kitchen

Reception 3

Bedroom 1

Bedroom 2

Bathroom.

Tenure: Freehold

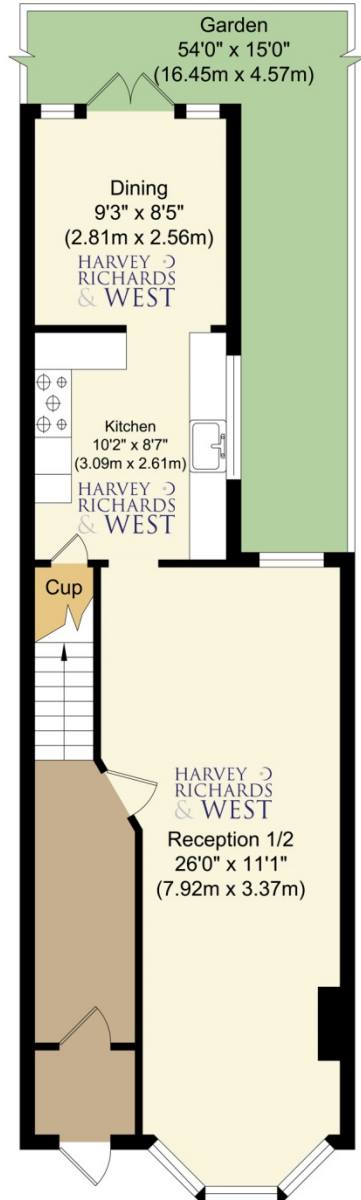
Council Tax: Band B



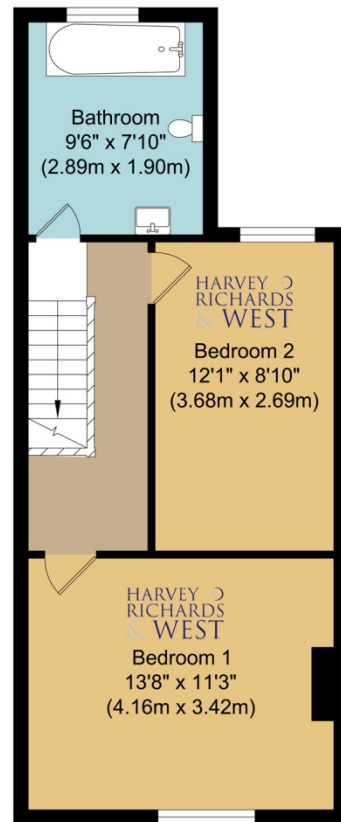




"Shortened for illustration purposes"



Ground Floor
Approximate Floor Area
529.79 sq. ft.
(49.22 sq. m)



First Floor
Approximate Floor Area
422.26 sq. ft.
(39.23 sq. m)

TOTAL APPROX FLOOR AREA 952.06 SQ. FT. (AREA 88.45 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



20, Kent Street, WHITSTABLE, CT5 4HS

Dwelling type: Mid-terrace house
Date of assessment: 15 April 2013
Date of certificate: 15 April 2013

Reference number: 8937-7224-0760-1795-2996
Type of assessment: RdSAP, existing dwelling
Total floor area: 81 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

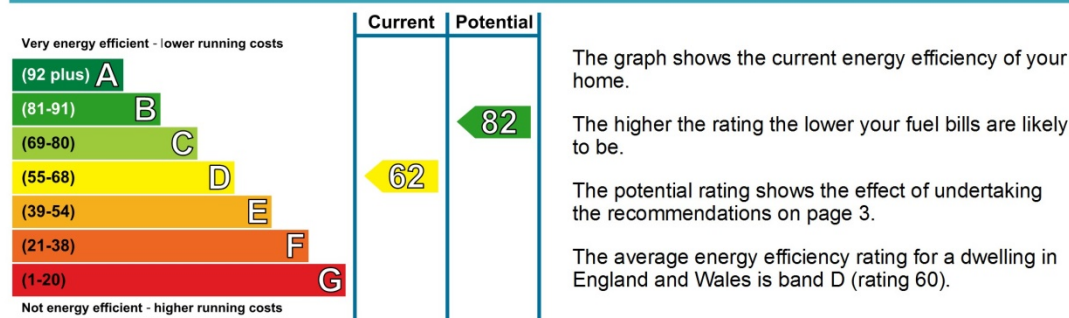
Estimated energy costs of dwelling for 3 years:	£ 2,349
Over 3 years you could save	£ 615

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 138 over 3 years	
Heating	£ 1,857 over 3 years	£ 1,416 over 3 years	
Hot Water	£ 249 over 3 years	£ 180 over 3 years	
Totals	£ 2,349	£ 1,734	

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 Increase loft insulation to 270 mm	£100 - £350	£ 45	✓
2 Cavity wall insulation	£500 - £1,500	£ 129	✓
3 Internal or external wall insulation	£4,000 - £14,000	£ 69	✓

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). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.