

HARVEY  
RICHARDS  
& WEST  
ESTATE AGENTS



**Sydenham Street, Whitstable, CT5**

Wonderful three bedroom, three storey, period fisherman's cottage located on Sydenham Street. CHAIN FREE

**£375,000**



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



## Sydenham Street, Whitstable

### Location

Whitstable is a seaside town located on the North Kent coast 60 miles from central London and 7 miles north of the historical City of Canterbury. With its colourful street and picturesque coast line the town proves popular with both residents and tourist alike. The town is famous for its working harbour and native oysters as well as its highly independent High Street full of boutiques, restaurants, art galleries and cafes. The mainline train station provides fast and frequent links to London St Pancras & Victoria as well as the surrounding area, and regular buses depart from the high street connecting Whitstable to the surrounding areas and beyond.



Harvey Richards & West are delighted to offer for sale this beautiful traditional three bedroom period fisherman's cottage located on the very popular Sydenham Street in the heart of Whitstable's conservation area. Moments from Harbour Street with its array of independently run restaurants, boutiques and galleries as well as being just 400m from the sea front this property is perfect for those looking to be centrally located close to all local amenities.

The Old Sweet Shop as it is known has been lovingly renovated by the current owner to create a light, bright and airy home with both a contemporary yet traditional feel. The property still retains many of its period features throughout such as the exposed wooden floors, panelled doors, working fireplaces, picture rails and sash windows which all add to the charm of the property.

The ground floor currently comprises two equally sized reception rooms, both with beautiful original stripped floorboards. The front reception room has a working log burner and is used as the lounge. The second reception room has a cast iron fireplace and a set of French doors leading out to the garden. This room opens out on to the stylish fitted kitchen, which then leads through to a large family bathroom with both a bath and separate shower.

The first floor offers two great size double bedrooms with large windows. A further third bedroom is found on the second floor and measures an impressive 16'1 x 9'11.

The pretty rear garden is accessed via the French doors in the dining room. Enclosed by a wooden fence and with rear access via an alleyway this garden is half patio area and half laid to lawn.

Lounge (10'10 x 10'5)

Dining Room (10'10 x 10'8)

Kitchen (9'2 x 6'8)

Bathroom (7'7 x 6'3)

Bedroom 1 (11'9 x 11'11)

Bedroom 2 (10'11 x 10'7)

Bedroom 3 (16'1 x 9'11)

Garden Tenure: Freehold

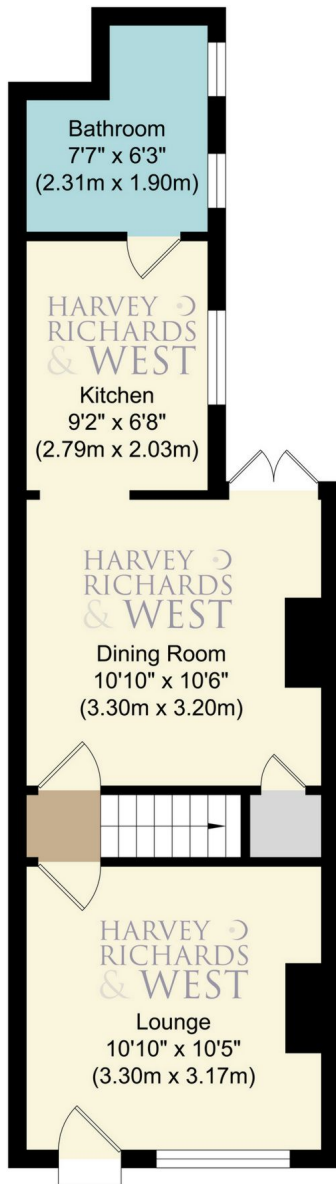
Council Tax: Band B



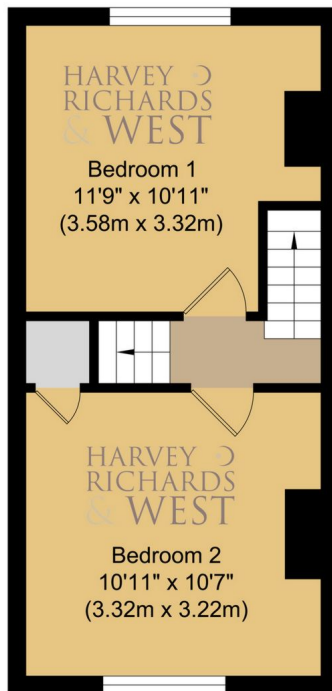




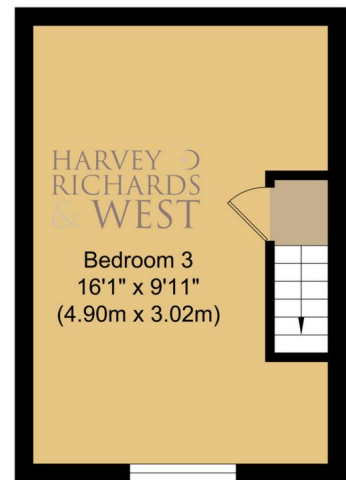
## Floor Plan



Ground Floor  
Approximate Floor Area  
365.65 sq. ft.  
(33.97 sq. m)



First Floor  
Approximate Floor Area  
258.22 sq. ft.  
(23.99 sq. m)



Second Floor  
Approximate Floor Area  
174.05 sq. ft.  
(16.17 sq. m)

**TOTAL APPROX FLOOR AREA 797.92 SQ. FT. (AREA 74.13 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 show have not been tested and no guarantee as to their operability or efficiency can be given  
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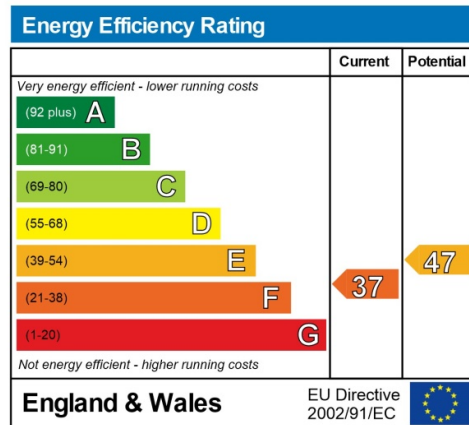
## Energy Performance Certificate



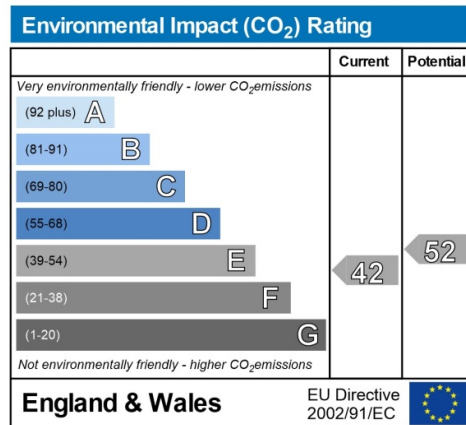
58, Sydenham Street  
WHITSTABLE  
CT5 1HN

Dwelling type: Mid-terrace house  
Date of assessment: 06 June 2011  
Date of certificate: 06 June 2011  
Reference number: 0676-2826-6966-9109-2135  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 84 m<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	436 kWh/m <sup>2</sup> per year	356 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.9 tonnes per year	4.6 tonnes per year
Lighting	£65 per year	£43 per year
Heating	£1178 per year	£995 per year
Hot water	£100 per year	£83 per year

#### You could save up to £223 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.