

HARVEY   
RICHARDS  
& WEST  
ESTATE AGENTS



**Essex St, Whitstable, CT5**

**Stylish two/three bedroom, two bathrooms terraced property located on Essex Street close to Whitstable town centre.**

**£385,000**




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



## Essex St, Whitstable

### Location

The beautiful 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 colourful high street with its abundance of independently run restaurants, boutiques and cafes to the scenic beach front which offers you to take part in plenty of water sports, there are lots to see and do. Whitstable's main line train station provides fast and frequent links to both London St Pancras & London Victoria as well as regular buses departing from numerous spots throughout the town linking Whitstable to the surrounding area and beyond.



Harvey Richards & West are thrilled to offer for sale this stylish period terraced property located on Essex Street just outside Whitstable town centre. This two/three bedroom property is arranged over two floors and has an ample amount of living space and is offered chain free.

Positioned close to Whitstable town centre and less than 0.7 miles from Whitstable's main train station this property is perfect for those looking to be close to all local amenities.

The ground floor comprises of two reception rooms, both with beautiful feature fireplaces. The second reception leads through to the kitchen, which for a terraced property is a great size. Fitted with tasteful white units and a wooden work top this kitchen is a fantastic space. The vendor also recently had a Samsung steam dual oven installed which is an excellent bonus. To the rear of the property there is also a downstairs family shower room. This room also houses space for washing machine/tumbler dryer.

On the first floor there are two great size double bedrooms as well as an extra room which is accessed via the rear bedroom. This third room could easily lend itself to be a dressing room, nursery or third bedroom. Following on from this there is also a newly renovated en-suite bathroom which houses a three piece Burlington suite.

The garden is accessed via the rear hall. Mostly laid to lawn and enclosed by a wooden fence this is a great area to enjoy the summer sun.

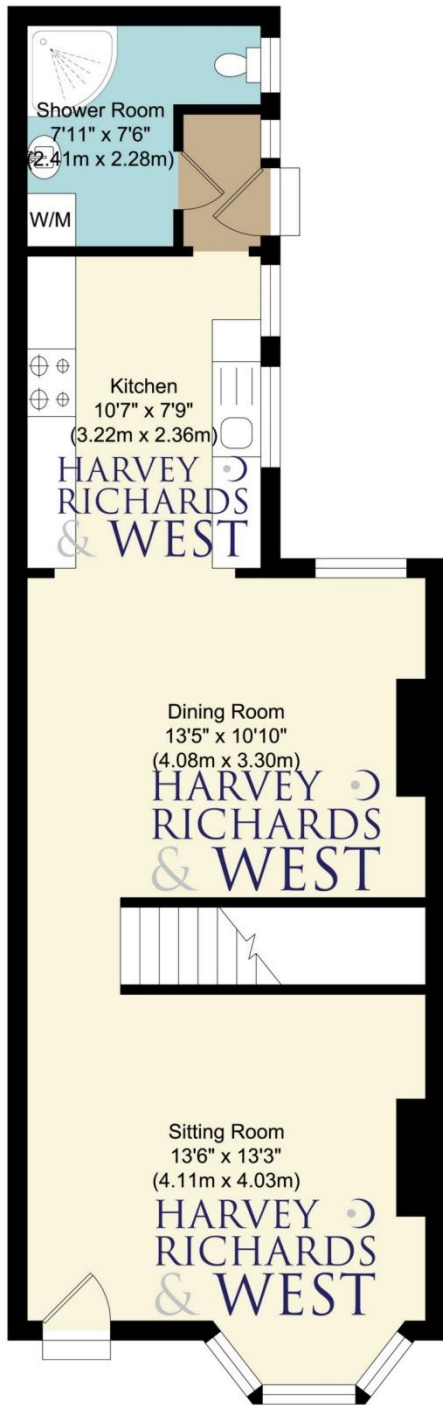
Tenure: Freehold

Council Tax: Band B

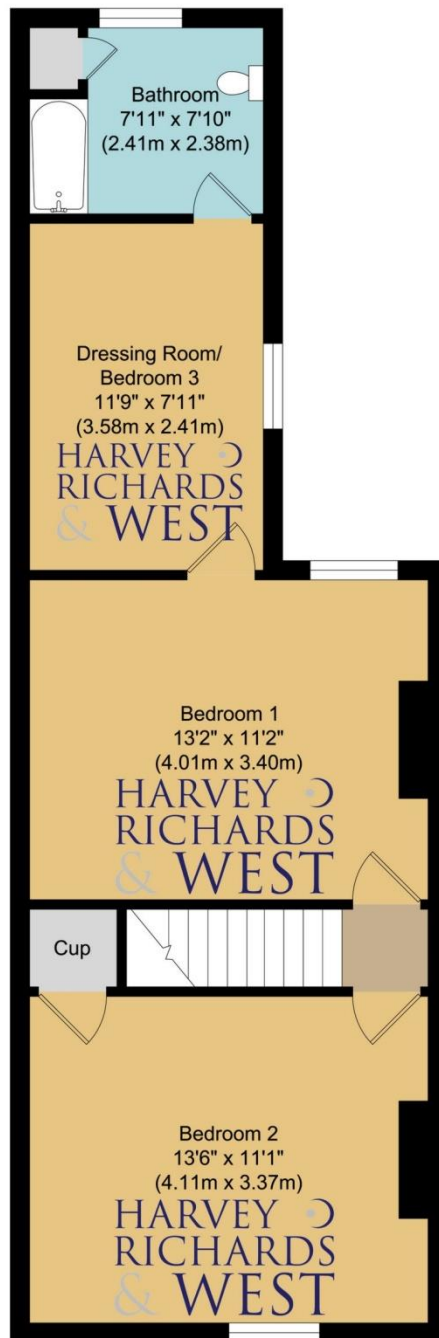








Ground Floor  
Approximate Floor Area  
497.61 sq. ft.  
(46.23 sq. m)



First Floor  
Approximate Floor Area  
487.17 sq. ft.  
(45.26 sq. m)



TOTAL APPROX FLOOR AREA 984.79 SQ. FT. (AREA 91.49 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  
www.trwest.co.uk

## Energy Performance Certificate

57, Essex Street, WHITSTABLE, CT5 4HP

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 22 August 2013  
**Date of certificate:** 22 August 2013

**Reference number:** 0110-2822-7581-9927-5495  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 96 m<sup>2</sup>

### 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

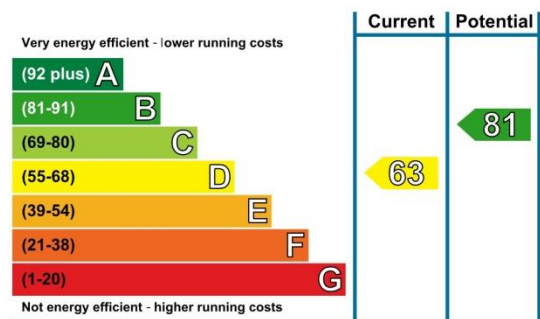
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,691</b>
<b>Over 3 years you could save</b>	<b>£ 684</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 162 over 3 years	
Heating	£ 2,130 over 3 years	£ 1,647 over 3 years	
Hot Water	£ 276 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 2,691</b>	<b>£ 2,007</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.



The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### 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 Cavity wall insulation	£500 - £1,500	£ 246	
2 Floor Insulation	£800 - £1,200	£ 108	
3 Low energy lighting for all fixed outlets	£50	£ 105	

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.