

HARVEY RICHARDS & WEST

ESTATE AGENTS



Canterbury Road, Whitstable, CT5

Beautifully refurbished, 1878 built, 4 bedroom, Victorian terraced house located on Canterbury Road just outside Whitstable town centre.

£450,000




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



Canterbury Road, 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 beachfront, 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 delighted to offer for sale this large 4 bedroom Victorian terraced house located on Canterbury Road just outside Whitstable town centre. This stylish property has recently undergone a programme of refurbishment bringing the property up to the highest of standards both inside and out.

Whitstable's main line train station is located under 0.6 miles away providing fast and frequent links to both London St Pancras & London Victoria as well as the property benefiting from being on the main bus route to Canterbury connecting Whitstable to the surrounding areas and beyond. Arranged over three floors this wonderful property offers an abundance of space totalling 1350 ft.². The property still retains many period features which all add to the charm and character. Set back from pavement behind a newly fitted cast iron railings and London stock brick piers this lovely home has a lot to offer and is one not to be missed.

On the ground floor there are two large reception rooms both with open chimney breasts and a fireplace. The larger reception room also has a fantastic original box sash bay window which floods the room with light. The stylish dark grey kitchen has Bosch appliances including an integrated fridge-freezer, dishwasher, washing machine and plenty of storage units and work top space. There is also a free standing Bosch range cooker and a bar area with space for stools. To the far end of the kitchen there is a convenient W/C with sink and Victorian towel radiator connected to the Combi boiler system as are all the rest of the grey period radiators in the house. Brush copper thermostatic radiator valves control individual rooms heating in addition to the downstairs wall thermostat.


The rear garden is accessed through the kitchen via a set of new white UPVC French doors which leads out on to a patio area. The rest of the west facing garden is mostly laid to lawn, and there is a large painted summer house at the end of the garden with an integral door for rear access to the alleyway at the back.

On the first floor there are two double bedrooms (1 & 4), the larger of the two is the Master measuring an impressive 15'8 x 12'4. There is also a tiled family bathroom which is fitted with a white three piece suite including overhead shower. Bedrooms 2 & 3 are found on the second floor, both double rooms. One has the front dormer window and the second has two new UPVC box sash windows looking over the garden.

Tenure: Freehold

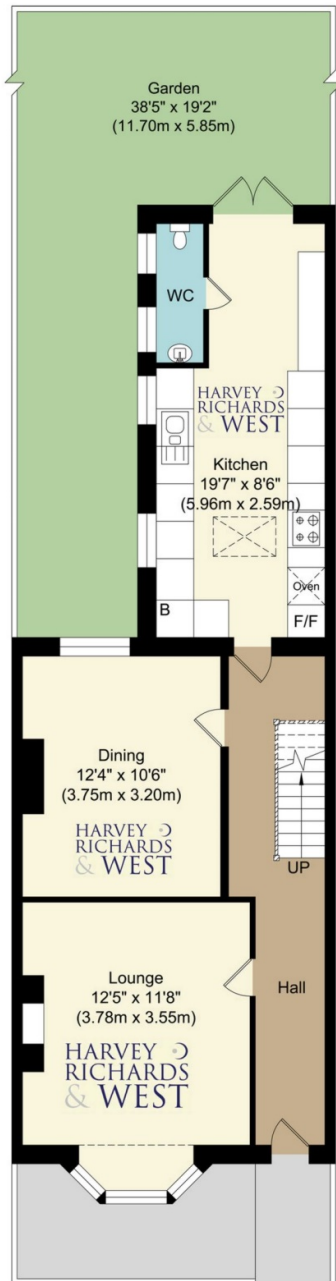
Council Tax: B

Ownership declaration: Director of Harvey Richards & West Sale Ltd.

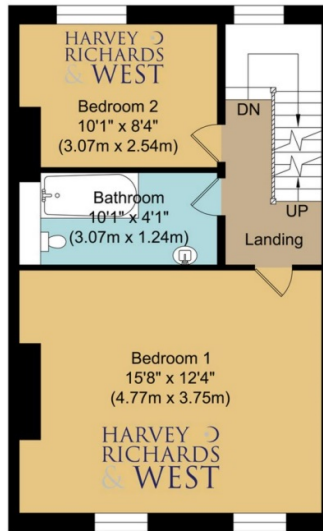




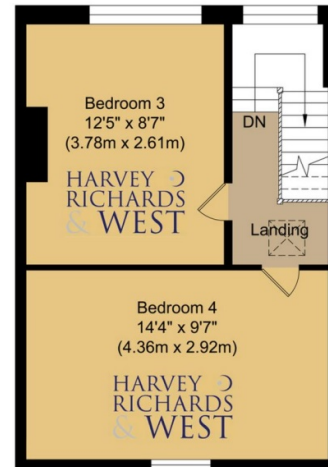




Ground Floor
Approximate Floor Area
846.90 sq. ft.
(78.68 sq. m)



First Floor
Approximate Floor Area
274.47 sq. ft.
(25.50 sq. m)



Second Floor
Approximate Floor Area
228.51 sq. ft.
(21.23 sq. m)

TOTAL APPROX FLOOR AREA 1350.0 SQ. FT. (AREA 125.41 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.hrwest.co.uk

Energy Performance Certificate

66, Canterbury Road, WHITSTABLE, CT5 4HD

Dwelling type: Mid-terrace house
Date of assessment: 13 September 2017
Date of certificate: 13 September 2017

Reference number: 8004-1571-4929-1897-1133
Type of assessment: RdSAP, existing dwelling
Total floor area: 123 m²

Use this document to:

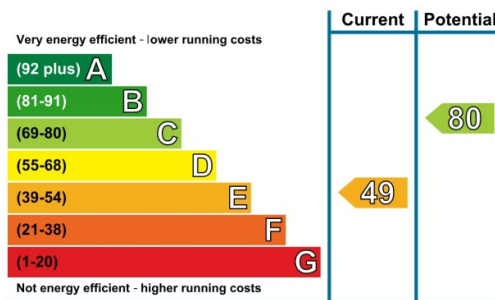
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,461
Over 3 years you could save	£ 2,019

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 219 over 3 years	
Heating	£ 3,816 over 3 years	£ 2,001 over 3 years	
Hot Water	£ 327 over 3 years	£ 222 over 3 years	
Totals	£ 4,461	£ 2,442	

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 213	✓
2 Room-in-roof insulation	£1,500 - £2,700	£ 597	✓
3 Internal or external wall insulation	£4,000 - £14,000	£ 531	✓

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.