

HARVEY 
RICHARDS
& WEST
ESTATE AGENTS



Nelson Road, Whitstable, CT5

**Fantastic two bedroom Victorian mid-terraced property located on Nelson Road
with a large loft room.**

£490,000



Harvey Richards & West Sales Ltd for themselves and for the Vendors or 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



Nelson Road, 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 coast line the town proves popular with both tourists and residence alike. From its colourful street to its array of independently run restaurants, cafes and boutiques there is plenty to see and do. Whitstable's main line train station provides fast and frequent links to both London St Pancras & London Victoria as well a regular busses departing from numerous stops along the highstreets connecting Whitstable to the surrounding areas and beyond.

Harvey Richards & West are delighted to offer for sale this fantastic two bedroom terrace house located on the very popular Nelson Road. Nestled in the heart of Whitstable's conservation area, only a stone's throw from the beach this property is perfect for those looking to be centrally located.

This beautiful house lovingly maintained by the current owner retains many period features adding to the charm and character of the property. With exposed floor boards, box sash windows and original cast iron fireplaces this is one not to be missed. The property has also been granted planning permission for a Loft conversion with rear dormer to create an additional bedroom.

Once through the front door you enter in to a hallway. This leads through to the cosy open plan reception rooms, which are currently used as a living room and separate dining area. These two rooms both with fireplaces then seamlessly lead through to the recently fitted modern kitchen. 2 large Velux windows in the kitchen floods the room with light creating an open and airy feel.

On the first floor there are two double bedrooms again both with cast iron fireplaces and carpeted. There is also a stunning family bathroom on this floor benefiting from a very stylish roll top free standing bath and a separate shower unit.

Accessed via a ladder there is a great size loft space, with a Velux window, radiator and plenty of storage. The property has now been granted the necessary planning to create a further bedroom and shower room adding more space to this already well-proportioned home.

The West facing rear garden is access via French doors at the end of the kitchen. This beautiful garden has been landscaped to create a perfect outside area to sit and relax in the summer months. A raised walk way from the patio leads to the end of the garden where the outbuilding is located.

Planning Application: CA//17/02392

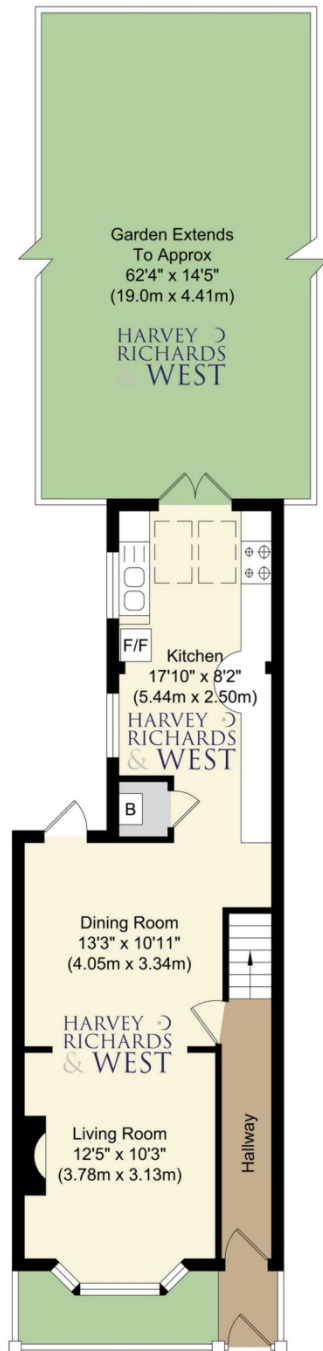
Proposed Loft conversion with rear dormer to create an additional bedroom.

Tenure: Freehold

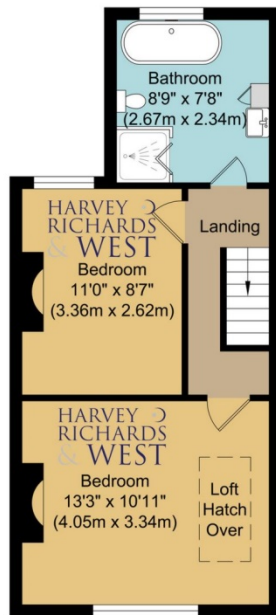
Council Tax: Band B







Ground Floor
Approximate Floor Area
432 sq. ft.
(40.1 sq. m)



First Floor
Approximate Floor Area
364 sq. ft.
(33.8 sq. m)



Loft Room
Approximate Floor Area
181 sq. ft.
(16.8 sq. m)

TOTAL APPROX FLOOR AREA 977 SQ. FT. (AREA 90.8 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

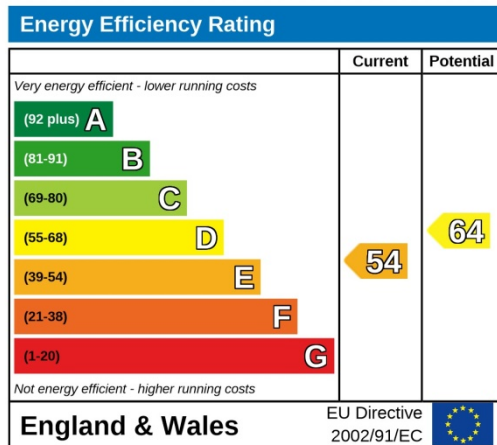
Energy Performance Certificate



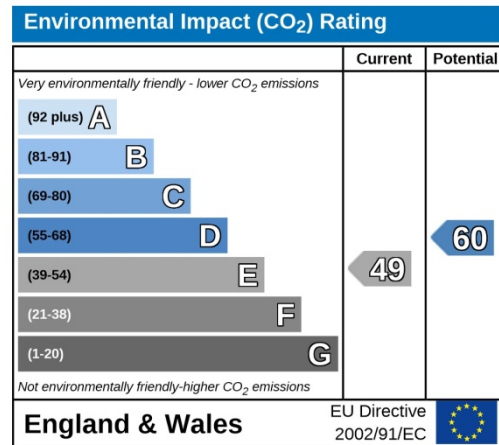
102, Nelson Road
WHITSTABLE
CT5 1DZ

Dwelling type: Mid-terrace house
Date of assessment: 07 March 2012
Date of certificate: 08 March 2012
Reference number: 0891-2863-6478-9202-2011
Type of assessment: RdSAP, existing dwelling
Total floor area: 91m²

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 (CO₂) 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	298 kWh/m ² per year	228 kWh/m ² per year
Carbon dioxide emissions	5.3 tonnes per year	4 tonnes per year
Lighting	£47 per year	£47 per year
Heating	£914 per year	£696 per year
Hot water	£88 per year	£88 per year

You could save up to £218 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.