

HARVEY RICHARDS & WEST

ESTATE AGENTS



Albert Street, Whitstable, CT5

Fantastic, detached, three bedroom bungalow located in central Whitstable with the added benefit of 2 x off street parking and a detached large garage.

£475,000






Albert Street, Whitstable

Location

The 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 stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.

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 and West are delighted to offer for sale this fantastic, detached, three bedroom bungalow located on Albert Street in the heart of Whitstable's popular conservation area. This unique property is set on a generously sized corner plot and benefits from off street parking and a garage. Well located close to all local amenities and a stone throw from the beach front this is one not to be missed!

Arranged over one floor this great family property has so much to offer. The living area is located to the back of the property with a good sized 'L' shape kitchen diner and separate utility room. The living room measures a generous 20ft x 10ft and leads out in to a conservatory which provides more living space. The family bathroom is located off the utility room and houses a modern three piece bathroom suite. All three bedrooms are great sized double rooms and have large windows making them extremely light and airy.

The mature rear garden wraps round the entire property and provides plenty of outside space. Mostly laid to lawn and enclosed by well-established hedges, this creates a lovely quiet private garden for the summer months. The detached garage is a fantastic extra either providing a third parking space alongside the two spaces in front of the garage or alternatively a great store room / workshop.

Tenure: Freehold
Council Tax: Band C









Approximate Floor Area
1411.68 sq. ft.
(131.15 sq. m)

TOTAL APPROX FLOOR AREA 1411.68 SQ. FT. (AREA 131.15 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

111, Albert Street, WHITSTABLE, CT5 1HU

Dwelling type: Detached bungalow
Date of assessment: 29 June 2018
Date of certificate: 30 June 2018

Reference number: 0652-2881-7462-9928-2311
Type of assessment: RdSAP, existing dwelling
Total floor area: 99 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

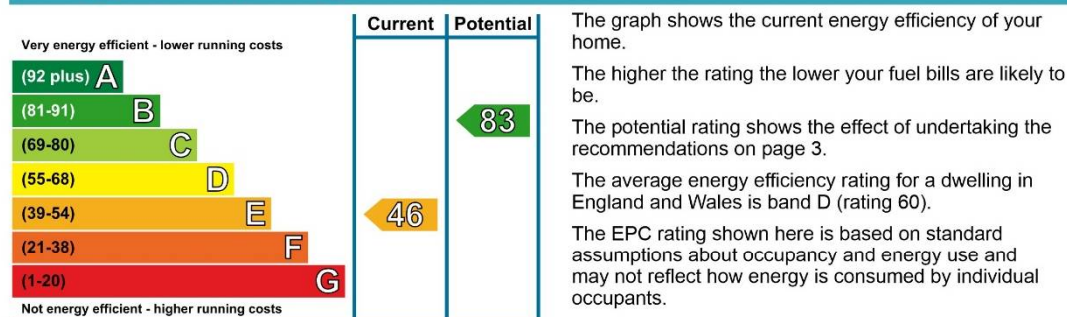
Estimated energy costs of dwelling for 3 years:	£ 4,011
Over 3 years you could save	£ 2,106

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 195 over 3 years	
Heating	£ 2,898 over 3 years	£ 1,491 over 3 years	
Hot Water	£ 765 over 3 years	£ 219 over 3 years	
Totals	£ 4,011	£ 1,905	

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 105
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 120
3 Cavity wall insulation	£500 - £1,500	£ 468

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.