

HARVEY RICHARDS & WEST

ESTATE AGENTS



Harbour Mews, Whitstable, CT5

Pretty two bedroom terrace cottage located in Harbour Mews just off Harbour Street.

£310,000



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Harbour Mews, Whitstable

Harvey Richards & West are delighted to offer for sale this pretty terrace property located in central Whitstable. Set over two floors this fantastic home is currently used as a popular holiday let. Perfectly positioned just off Harbour Street with its array of independently run restaurants, boutiques and cafes and a short stroll to the beach this is one not to be missed.

Once through the front door you enter in to a small hall way, which leads into the living room. The downstairs of the property has been designed with an open plan lay out so the living room and kitchen flow effortlessly. The kitchen area has enough room for a dining table and is lit by a sky light. Upstairs there are two double bedrooms both with large windows filling the room with light. There is also a family bathroom on this floor.


The property is extremely low maintenance and perfect for those looking for second home. Viewings are highly recommended please call Harvey Richards & West on 01227 771196 for further information.

Tenure: Freehold

Council Tax: Band C

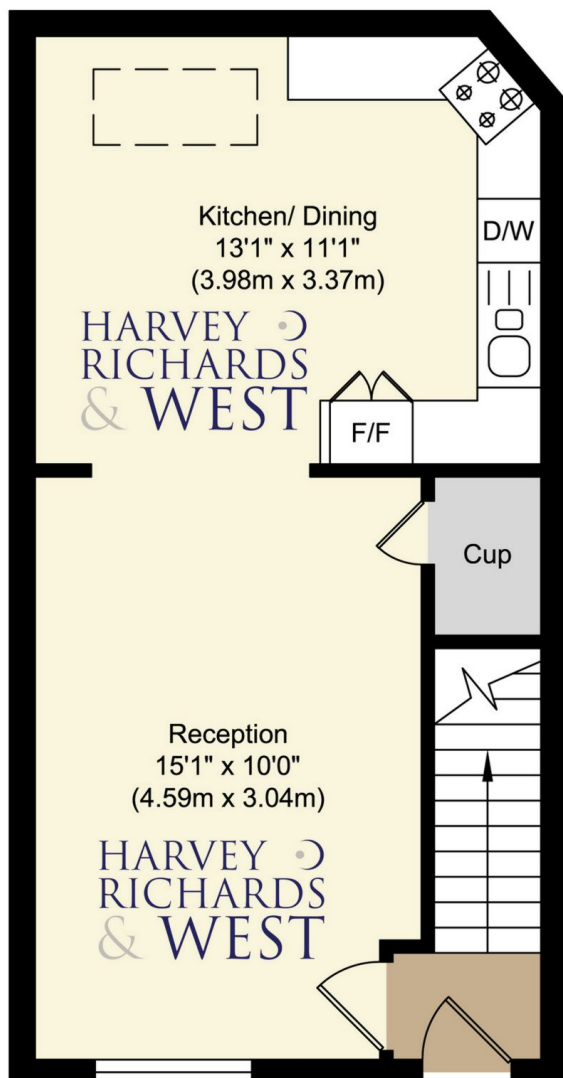
Location

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 both, 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.

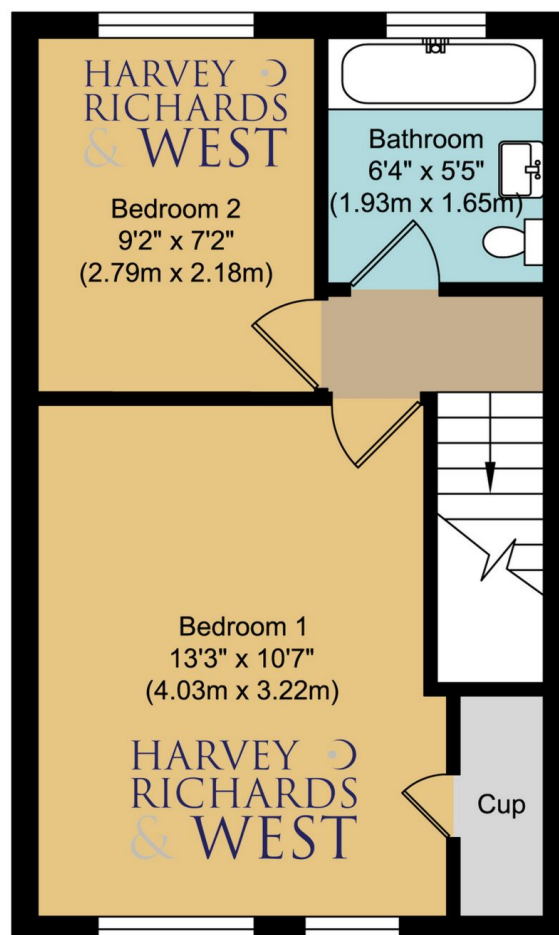








Ground Floor
Approximate Floor Area
343.69 sq. ft.
(31.93 sq. m)



First Floor
Approximate Floor Area
296.43 sq. ft.
(27.54 sq. m)

TOTAL APPROX FLOOR AREA 640.12 SQ. FT. (AREA 59.47 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

3, Harbour Mews, Victoria Street, WHITSTABLE, CT5 1FZ

Dwelling type: Mid-terrace house
Date of assessment: 07 February 2019
Date of certificate: 07 February 2019


Reference number: 8371-7622-6240-2213-4906
Type of assessment: RdSAP, existing dwelling
Total floor area: 60 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

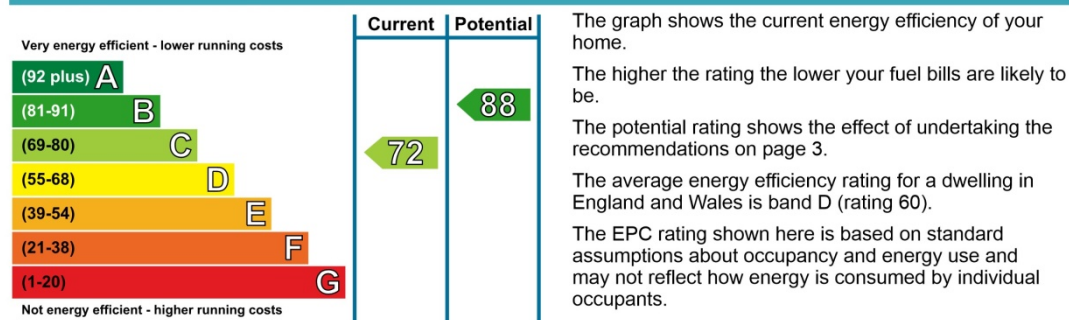
Estimated energy costs of dwelling for 3 years:	£ 1,461
Over 3 years you could save	£ 186

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 138 over 3 years	
Heating	£ 987 over 3 years	£ 936 over 3 years	
Hot Water	£ 279 over 3 years	£ 201 over 3 years	
Totals	£ 1,461	£ 1,275	

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 Cavity wall insulation	£500 - £1,500	£ 57
2 Low energy lighting for all fixed outlets	£25	£ 51
3 Solar water heating	£4,000 - £6,000	£ 75

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.