

HARVEY
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ESTATE AGENTS



Sea Wall, Whitstable, CT5

Cosy two bedroom end off terrace cottage located on Sea Wall with sea views from the first floor and a court yard garden.

£310,000



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Sea Wall, 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 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.

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 & West are delighted to offer for sale 1 Pearson's Cottage, a pretty end of terraced two bedroom property located on Sea Wall in Whitstable town centre. This unique cosy house is arranged over two floors and has fantastic sea views from upstairs. Wonderfully located in the heart of Whitstable, close to all the local amenities this charming cottage would make the perfect holiday home or seaside retreat.

The property is petite in size but well laid out, once through the front door you enter in to the living room which also contains the stairs to the first floor. The living area has a working fire place and leads through to the kitchen. The kitchen has fitted base and wall units and a door leading out to the court yard. There is also room for a kitchen table and a large window filling the room with light.

On the first there are two bedrooms the spacious master bedroom is to the front of the property and the single second bedroom is to the rear of the property with sea views. The newly fitted, family bathroom is also on this floor again with sea views and it houses a corner shower unit, sink and W/C.

This fantastic property also benefits from a rear court yard which is accessed via the kitchen and a very handy brick external lean-to store which is attached to the neighbouring sail loft.

Viewings are highly recommended please call Harvey Richards & West on 01227 771196 for more information.

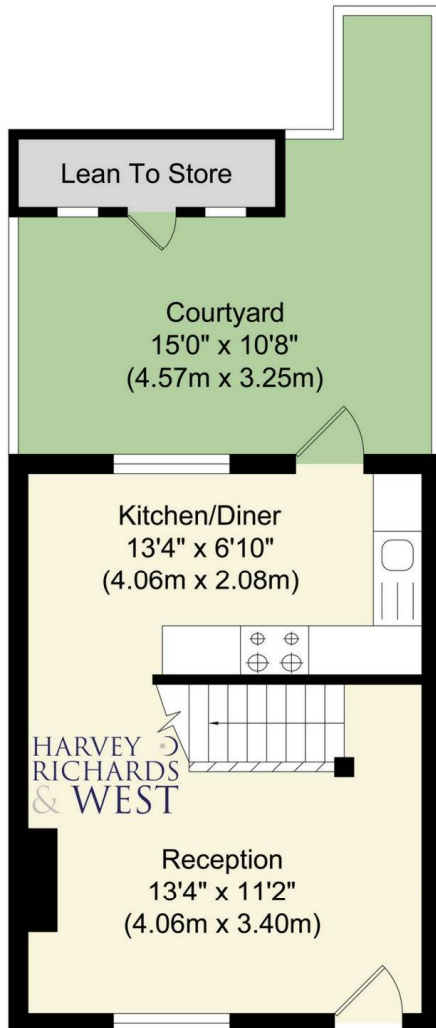
Tenure: Freehold

Council Tax: Band B

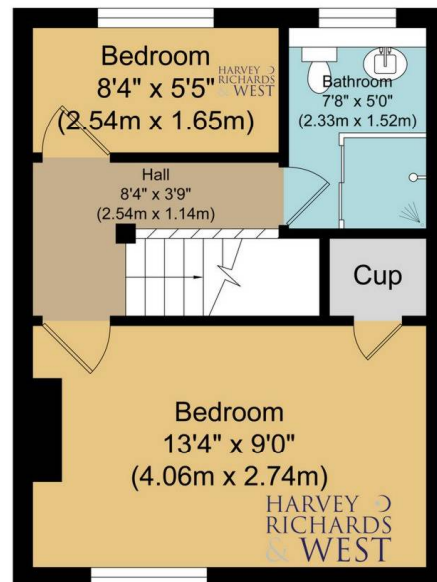








Ground Floor
 Approximate Floor Area
 243.80 sq. ft.
 (22.65 sq. m)



First Floor
 Approximate Floor Area
 243.80 sq. ft.
 (22.65 sq. m)

TOTAL APPROX FLOOR AREA 487.60 SQ. FT. (AREA 45.30 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

1 Pearsons Cottages, Sea Wall, WHITSTABLE, CT5 1BT

Dwelling type: End-terrace house
Date of assessment: 09 November 2012
Date of certificate: 09 November 2012
Reference number: 8802-7029-0849-3301-6902
Type of assessment: RdSAP, existing dwelling
Total floor area: 46 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

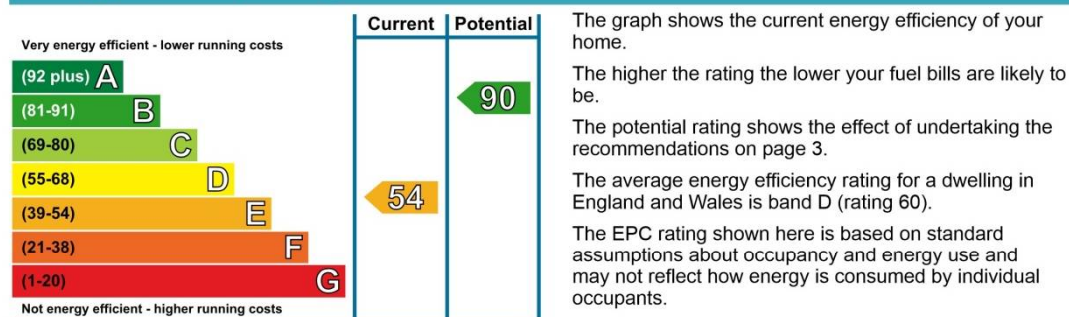
Estimated energy costs of dwelling for 3 years:	£ 2,007
Over 3 years you could save	£ 894

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 84 over 3 years	
Heating	£ 1,644 over 3 years	£ 894 over 3 years	
Hot Water	£ 231 over 3 years	£ 135 over 3 years	
Totals	£ 2,007	£ 1,113	

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 Internal or external wall insulation	£4,000 - £14,000	£ 327
2 Floor Insulation	£800 - £1,200	£ 72
3 Low energy lighting for all fixed outlets	£25	£ 39

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.