

HARVEY RICHARDS & WEST

ESTATE AGENTS



Essex Street, Whitstable, CT5

Pretty two bedroom mid-terrace property located on Essex Street with a beautiful rear garden.

£320,000



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Essex 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.

Harvey Richards & West are delighted to offer for sale this stunning two bedroom terrace property located on Essex Street, just outside Whitstable town centre. Lovingly maintained but the current owner this fantastic home has an open plan layout on the ground floor. On the first floor there are two double bedrooms and a great family bathroom which houses both a bath and a separate shower unit. The beautiful mature rear garden is south west facing and is wonderful during the summer months.

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

Tenure: Freehold

Council Tax: Band B





Energy Performance Certificate

35, Essex Street, WHITSTABLE, CT5 4HP

Dwelling type: Mid-terrace house
Date of assessment: 12 August 2019
Date of certificate: 12 August 2019


Reference number: 8821-6628-8940-8862-0996
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 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

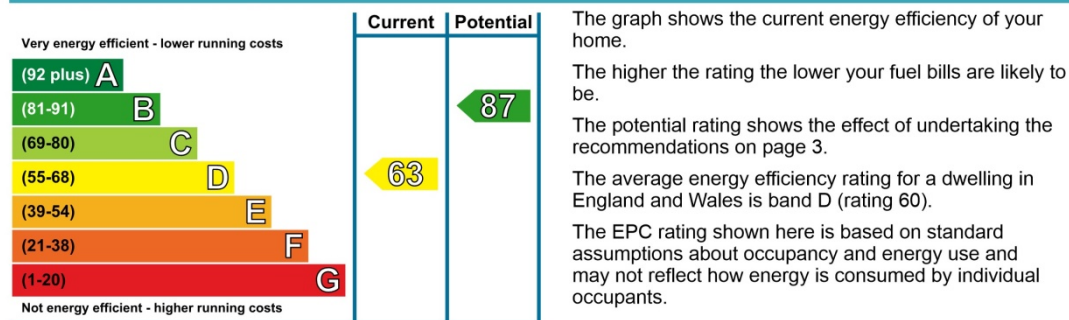
Estimated energy costs of dwelling for 3 years:	£ 2,154
Over 3 years you could save	£ 726

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 162 over 3 years	
Heating	£ 1,554 over 3 years	£ 1,074 over 3 years	
Hot Water	£ 282 over 3 years	£ 192 over 3 years	
Totals	£ 2,154	£ 1,428	

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 147
2 Internal or external wall insulation	£4,000 - £14,000	£ 213
3 Floor insulation (suspended floor)	£800 - £1,200	£ 75

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.