

# HARVEY RICHARDS & WEST

ESTATE AGENTS



## **Brownings Yard, Sea Street, Whitstable, CT5**

**Three bedroom, three storey mid terrace property located on Sea Street with a rear courtyard and the added benefit of allocated off street parking.**

**£425,000**








## Brownings Yard, Sea 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 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 this three bedroom mid-terrace property located on Sea Street in the heart Whitstable's popular conservation area. Positioned in-between the beach front and the popular Harbour Street this fantastic property is perfect for those looking to be centrally located.

The property is arranged over three floors and benefits from gated private off street parking and a court yard garden. Once through the front door you enter in to the spacious hallway with plenty of room for coats and shoes, there is also a handy under stairs laundry room. The kitchen and the reception room are open plan with large French doors which lead to the court yard and fill the room with light. The kitchen is fitted with stylish units and integrated appliances.

On the first floor there are two bedrooms, the larger of the two has a built in wardrobes. The family bathroom is also on this level with a three piece suite and overhead shower. The master bedroom is found on the second floor and measures a generous 13'4 x 11'3 with a great en-suite shower room and a large built in wardrobe.

The rear courtyard is accessed via a set of French doors in the living area. The court yard area is enclosed by a wooden fence and has a gate leading out to the parking area. The parking space is also part of the freehold, and is within a gated secure parking area.

Tenure: Freehold

Council Tax: Band D

Service Charge: Approximately £800 per annum (TBC)











**TOTAL APPROX FLOOR AREA 1016.97 SQ. FT. (AREA 94.48 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](http://www.hrwest.co.uk)

## Energy Performance Certificate

2, Brownings Yard, Sea Street, WHITSTABLE, CT5 1FE

**Dwelling type:** Mid-terrace house

**Date of assessment:** 21 July 2020

**Date of certificate:** 21 July 2020

**Reference number:** 8702-2594-5322-7526-1303

**Type of assessment:** RdSAP, existing dwelling

**Total floor area:** 89 m<sup>2</sup>

### 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

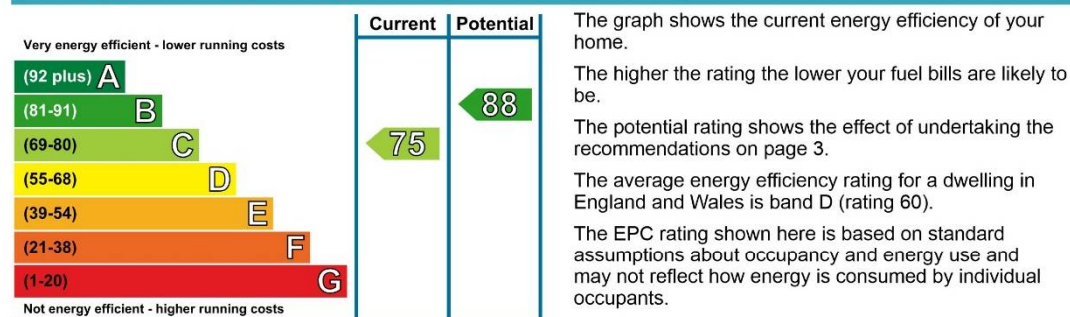
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,773</b>
<b>Over 3 years you could save</b>	<b>£ 240</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 354 over 3 years	£ 225 over 3 years	
<b>Heating</b>	£ 1,074 over 3 years	£ 1,092 over 3 years	
<b>Hot Water</b>	£ 345 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 1,773</b>	<b>£ 1,533</b>	

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 Low energy lighting for all fixed outlets	£60	£ 114
2 Solar water heating	£4,000 - £6,000	£ 123
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,092

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