

HARVEY  
RICHARDS  
& WEST  
ESTATE AGENTS



**Hill View Road, Whitstable, CT5**

**Fantastic chain free three bedroom, three storey end of terrace property located on Hillview Road also benefiting from allocated off street parking.**

**£320,000**




Harvey Richards & West Sales Ltd for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



## Hill View Road, 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.



Harvey Richards & West are delighted to offer for sale this fantastic end off terrace three bedroom property located on Hillview Road, just outside of Whitstable town centre. Offered for sale chain free this property has the added benefit of allocated off street parking and is one not to be missed.

Arranged over three floors this lovely home has a lot to offer. Once through the front door you enter in to a hallway with plenty of room for shoes and coats. To the front of the property there is a kitchen with modern fitted white units and integrated appliances. The reception room is found at the rear of the property and is large enough for both a living room and dining area. There is also French doors leading out the garden patio.


On the first floor there are two evenly sized double bedrooms, both bright and airy with large windows. There is also a family bathroom on this floor housing a three piece bathroom suite with overhead shower. The final bedroom is found on the second floor and measures an impressive 15'1 x 12'4. This great sized room has a very handy en-suite shower room with a Velux window.

The rear garden is accessed via French doors in the reception room. Enclosed by a wooden fence the garden is mostly laid to lawn with a small patio area. There is also a gate at the end of the garden which provides access to the allocated off street parking and side gate which provides access to the street.

Tenure: Freehold

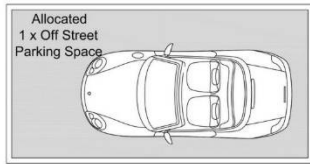
Council Tax: Band D

**\*\*Please note viewings on this property are unable to start until the New Year. For more information or to register your interest please call Harvey Richards & West on 01227 771196 \*\***

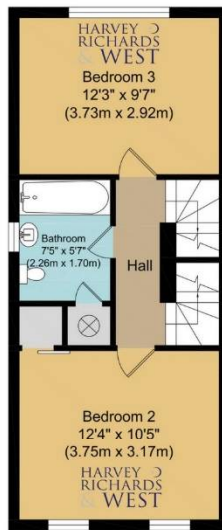




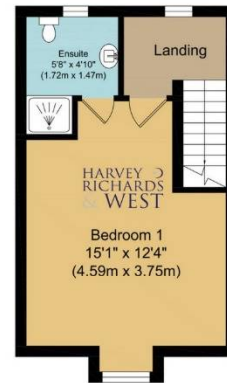




Ground Floor  
Approximate Floor Area  
376.62 sq. ft.  
(34.99 sq. m)



First Floor  
Approximate Floor Area  
376.62 sq. ft.  
(34.99 sq. m)



Second Floor  
Approximate Floor Area  
252.52 sq. ft.  
(23.46 sq. m)

**TOTAL APPROX FLOOR AREA 1005.78 SQ. FT. (AREA 93.44 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

12, Hillview Road, WHITSTABLE, CT5 4HX

**Dwelling type:** End-terrace house  
**Date of assessment:** 10 September 2019  
**Date of certificate:** 10 September 2019

**Reference number:** 0964-2820-6112-9791-6275  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 91 m<sup>2</sup>

**Use this document to:**

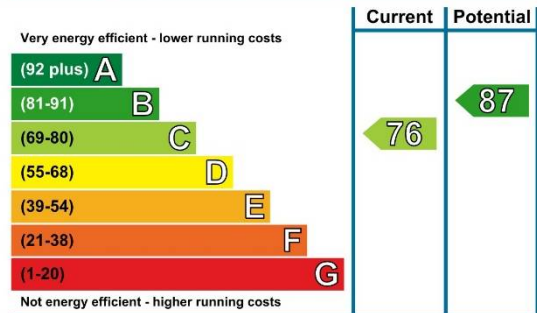
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,662</b>
<b>Over 3 years you could save</b>	<b>£ 123</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 255 over 3 years	
Heating	£ 1,062 over 3 years	£ 1,068 over 3 years	
Hot Water	£ 345 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 1,662</b>	<b>£ 1,539</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



Very energy efficient - lower running costs

(92 plus) **A**  
 (81-91) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**

Not energy efficient - higher running costs

Current	Potential
76	87

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 123
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,026

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.