

HARVEY RICHARDS & WEST ESTATE AGENTS



Seahorse Cottage, Middle Wall, Whitstable, CT5

Beautiful two bedroom period cottage located on Middle Wall in the heart of Whitstable town centre.

CHAIN FREE

£375,000



Harvey Richards & West Sales Ltd for themselves and for the Vendors of 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




Seahorse Cottage, Middle 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 this wonderful two bedroom period cottage located on Middle Wall in the heart of Whitstable's popular town centre. Set back from the street tucked away this semi-detached cottage has been lovingly maintained by the current owners. The property is positioned in the highly desirable conservation area close to both the sea front and high street. Arranged over two floors with a private rear garden this chain free property is one not to be missed.

Once through the front door there is a kitchen to your left. The modern kitchen is fitted with both base and wall units and has a great free standing range cooker. There is also plenty of room in the kitchen for a dining table and very handy cupboard providing plenty of storage. The living room has a beautiful exposed brick and timber working fireplace. This bright and airy room benefits from a large box sash window and a door which leads to the garden which both flood the room with light.

Both bedrooms are found on the first floor the spacious master bedroom has its own en-suite bathroom fitted with a three piece bathroom suite and overhead shower. The second bedroom again is a good sized double room and also benefits from an en-suite W/C.

The property has a beautiful rear garden which can be accessed via the living room or via the side access. A raised patio area which is a fantastic sun trap provides plenty of room for an outdoor seating area to enjoy during the summer months. Low maintenance and mostly shingled the garden also has established slightly raised flower beds. An outdoor storage cupboard provides storage for garden and beach equipment. The garden also has plenty of room at the end for any new owners to build a shed, garden room or potential garden office (subject to any necessary approvals if applicable).

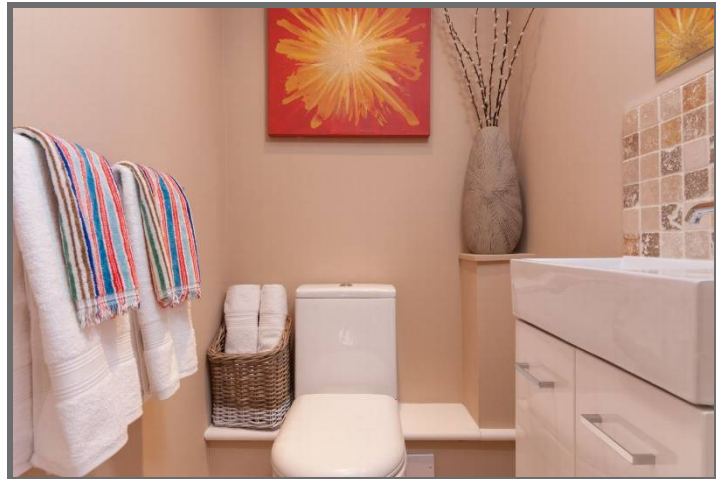
The property is also extremely close to Middle Wall car park which Canterbury City Council do supply parking permits for. For more information on permits and costs please contact CCC directly.

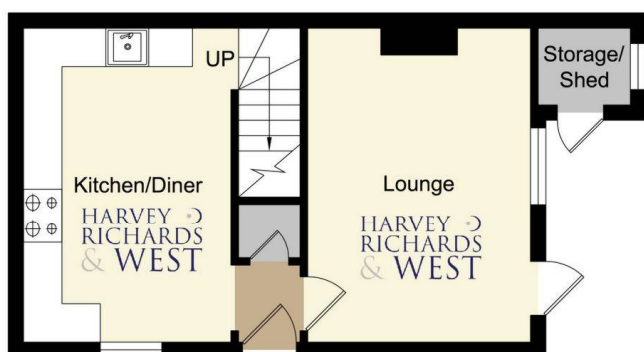
Tenure: Freehold
Council Tax: Band C

For more information or to arrange a viewing please call Harvey Richards & West Estate Agents

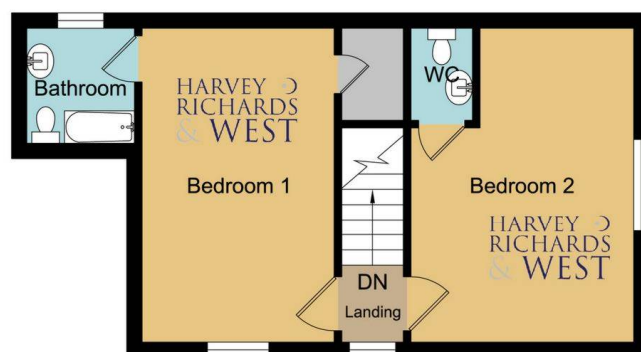








Ground Floor
Approximate Floor Area
305.26 sq. ft.
(28.36 sq. m)



First Floor
Approximate Floor Area
306.66 sq. ft.
(28.49 sq. m)

TOTAL APPROX FLOOR AREA 611.92 SQ. FT. (56.85 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 (EPC)

110, Middle Wall
WHITSTABLE
CT5 1BW

Energy rating

D

Valid until: 16 June 2023

Certificate number: 8787-6126-9620-6683-1996

Property type

Semi-detached house

Total floor area

54 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60