

HARVEY  
RICHARDS  
& WEST  
ESTATE AGENTS



**Martindown Road, Whitstable, CT5**

**Beautiful three/four bedroom, three storey semi-detached property with off street parking and a drive.**

**£665,000**



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





## **Martindown 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, semi-detached, three/four-bedroom family home located in Martindown Road on the outskirts of Whitstable. Located at the far end of a private road with no through traffic this beautiful contemporary home is perfectly situated close to Whitstable's town centre with its array of independently run restaurants, cafes and boutiques but also within easy enough access of Thanet Way and surrounding roads providing great local connections.

The property is arranged over three floors and has ample off-street parking for 3 cars. The front door is located to the side of the property and opens up into the upper ground floor hallway, which has plenty of room for shoes and coats. The kitchen is extremely spacious with lots of room for a good size dining table. It is fitted with both base and wall units in a modern gloss finish and has an array of integrated appliances. There is also a set of French doors which open out to a Juliet balcony creating a nice bright and airy space.

The main reception room is a great sized space with a double height vaulted ceiling and large windows which flood the room with light. A door in the living area open out to a raised decking area which has access to the garden. Overlooking the main reception room there is a wonderful mezzanine first floor space which could lend its self to be a great fourth bedroom, guest room or home office.

The staircase in the hallway lead down to the lower ground floor where the three main bedrooms are found. The spacious master bedroom benefits from an en-suite shower room, walk in wardrobe and its own private court yard which is a fantastic outside area to sit and relax in the summer evenings. The two other bedrooms are both good size double rooms and both have large glass French doors leading out to the garden which fill the room with light. The family bathroom is also found on this level and houses a three-piece bathroom suite with overhead shower.

The property's rear garden can be accessed via two of the ground floor bedrooms or down a stair case from the reception room balcony. This lovely low maintenance garden is mostly patio but also does a have small grassed area. The beautiful raised decking balcony from the reception room provides a fantastic seating area to entertain during the summer months.

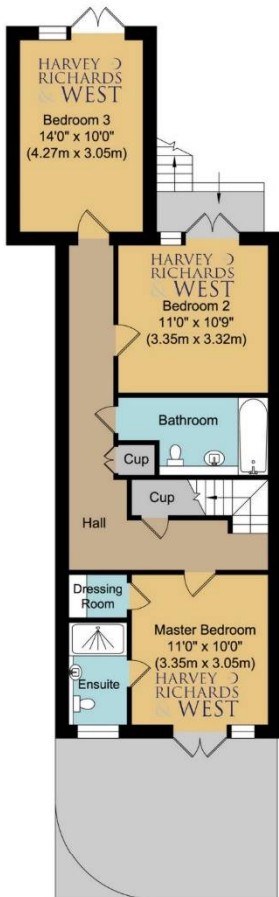
Tenure: Freehold

Council Band : E

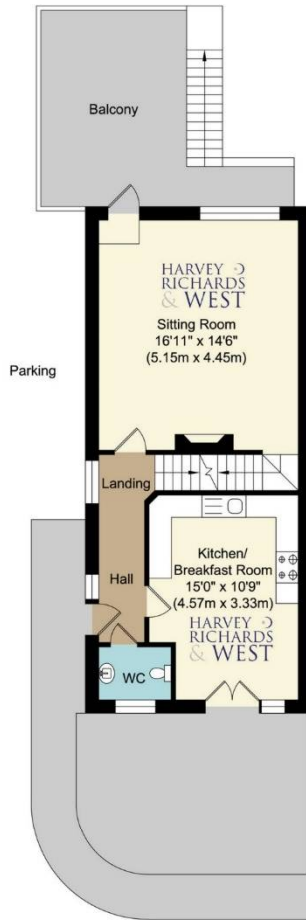




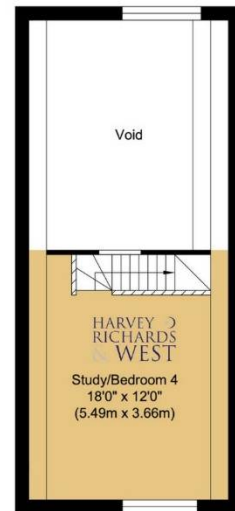




Floor One  
Approximate Floor Area  
645.18 sq. ft.  
(59.94 sq. m)



Floor Two  
Approximate Floor Area  
513.43 sq. ft.  
(47.70 sq. m)



Floor Three  
Approximate Floor Area  
261.99 sq. ft.  
(24.34 sq. m)

TOTAL APPROX FLOOR AREA 1420.62 SQ. FT. (AREA 131.98 SQ. M)

While every effort 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 responsibility 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.rhw.co.uk

## Energy performance certificate (EPC)

66 Martindown Road WHITSTABLE CT5 4PR	Energy rating <b>C</b>	Valid until: <b>18 October 2033</b>  Certificate number: <b>9340-2501-6300-2497-0111</b>
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Property type	Semi-detached house
Total floor area	129 square metres

### Rules on letting this property

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

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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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