

HARVEY 
RICHARDS
& WEST
ESTATE AGENTS



Beach Walk, Whitstable, CT5

Beautifully refurbished, 5/6 bedroom, 4 bathroom, ground and first floor period maisonette in Beach Walk, Whitstable measuring an incredible 4000 ft.² with direct sea views, barbecue balcony, and two large garages

POA



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



Beach Walk, 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 stunning 5/6 bedroom, 4 bathroom, ground & first floor period maisonette located in Beach Walk, Whitstable moments from it's famous working Harbour. This wonderful beach front property benefits from stunning uninterrupted sea views and the most amazing sunsets. Arranged over two floors this property totals an incredible 4000sqft with two large private garages providing invaluable off street parking all year round.

Offered for sale chain free this is one not to be missed.

8 Beach Walk has undergone an extensive programme of refurbishment since the current owners purchased the property, most recently a brand new slate roof was fitted in January 2023. Extremely unique this incredibly large and spacious period maisonette offers an abundance of space in one of Whitstable's most sought after locations. The property could easily lend itself to be either a fantastic family home as it has done for the majority of the current vendor's ownership or very successful holiday let as it has been used for over the last 18 months. Go to www.whitstablebeachhouse.com

The property is accessed via a black wrought iron gate which leads into a covered private passage with log store and grey UPVC front door. Once through the front door you enter in to the main living area. This huge open plan space is arranged over 2 levels and provides an abundance of living & entertaining space. The huge dining area has just been fitted with a new American oak herringbone floor and has a stunning white Italian marble Carrara fireplace with a cast iron insert. The raised sea view living area features a Victorian brick fireplace with high output cast iron log burner. The double glazed patio doors open out on to the sea facing BBQ balcony which is a lovely place to sit and watch the summer sunsets.

The spacious stylish kitchen is fitted with grey gloss kitchen units, sparkling white quartz work tops and splash backs. There is a gas Smeg 100cm wide range cooker with extractor fan above and an integrated wine cooler, washer dryer, dish washer, American style fridge freezer & macerator sink. Instant hot water is provided to the kitchen sink via a large capacity Ariston tap boiler.

Two of the en-suite bedrooms are located on the ground floor and are accessed via lockable double doors off the living area which works great if they are being used for guests. A handy beach shower / WC is located next to the front door to rinse off those brave enough to take a dip in the sea opposite.

On the first floor there are 3/4 double bedrooms, one of which has its own WC and also an incredible huge family bathroom. This amazing bathroom has a roll top free standing bath in the centre of the room as well as a large walk in shower and matching traditional his and hers basins. This bedroom level has a very spacious landing area and a cleverly designed and specially constructed fast drying room with silent mechanical extraction & fresh air vents providing a dedicated space for all your laundry needs including tumble dryer and clothes horses.

Outside the property has a private wrap around 'L' shape courtyard divided centrally by a removable fence panel. One area is gravelled for Airbnb guests using the ground floor bedroom and the other is private to the house with new grey porcelain tiles.

The 2 large garages are fitted with oversized 14ft wide remote control garage doors and include private access to the main house.

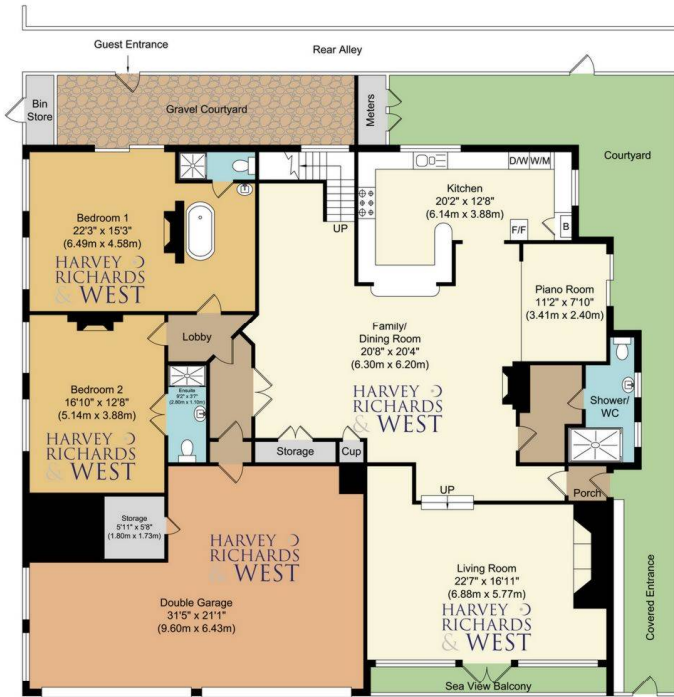
Tenure: 999yr lease (created Aug 2022)

Council Tax: Band C

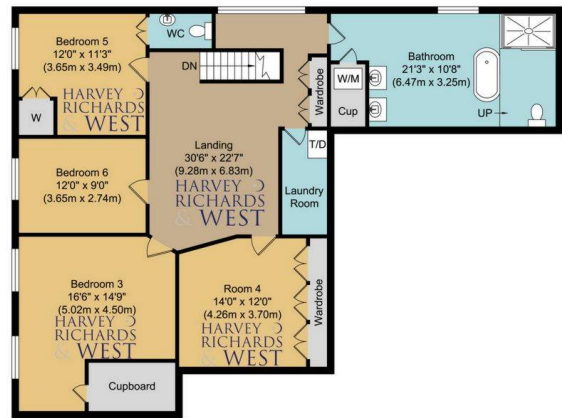
Ownership Declaration: The property is owned by 2 Directors of Harvey Richards & West Sales Ltd







Ground Floor
 Approximate Floor Area
 2657.00 sq. ft.
 (246.80 sq. m)



First Floor
 Approximate Floor Area
 1343.00 sq. ft.
 (124.81 sq. m)

TOTAL APPROX FLOOR AREA 4000.00 SQ. FT. (AREA 371.61 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



8, Beach Walk, WHITSTABLE, CT5 2BP

Dwelling type: Ground-floor maisonette
Date of assessment: 25 April 2014
Date of certificate: 25 April 2014
Reference number: 2958-4075-7254-2924-5964
Type of assessment: RdSAP, existing dwelling
Total floor area: 301 m²

Use this document to:

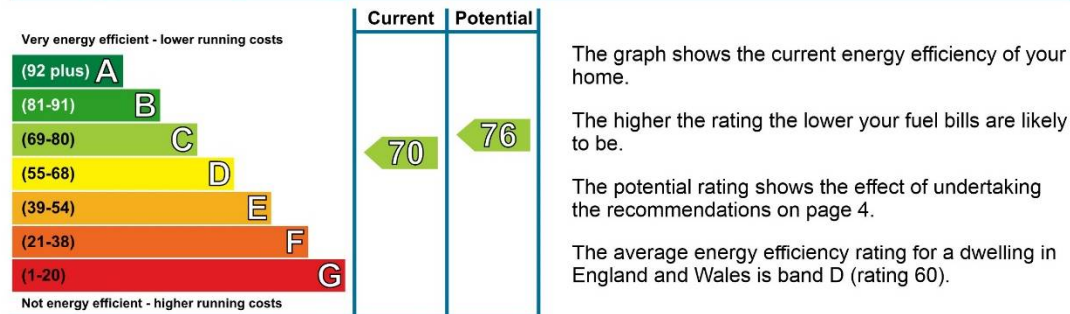
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,520
Over 3 years you could save	£ 1,113

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 408 over 3 years	
Heating	£ 4,551 over 3 years	£ 3,582 over 3 years	
Hot Water	£ 561 over 3 years	£ 417 over 3 years	
Totals	£ 5,520	£ 4,407	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 243	✓
2 Floor insulation	£800 - £1,200	£ 405	✓
3 Hot water cylinder thermostat	£200 - £400	£ 237	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.