

HARVEY RICHARDS & WEST

ESTATE AGENTS



Sydenham Street, Whitstable, CT5

Stunning three-bedroom, three storey Fisherman's cottage located in the heart of Whitstable's conservation area.

£475,000




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



Sydenham 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.



Harvey Richards & West are delighted to offer for sale this stunning three-bedroom, three storey fisherman's cottage located on Sydenham Street in the heart of Whitstable's popular conservation area. Wonderfully positioned a stones throw from Harbour Street with its array of independently run restaurants, boutiques and cafes and only a short stroll to the beach, this home is perfect for those looking to live close to the sea. Offered for sale chain free this is one not to be missed.

Once through the front door you enter in to the first of two reception room which has a large sash window filling the room with light. This beautiful room has dark wooden floors and wonderfully contrasting panelled walls adding an abundance of charm and character to the space. The room centres around a stunning fireplace which houses a wood burning stove.

The second reception room is currently being used as a dining room. This lovely space also has the same dark wood flooring and a panelled wall as well as a set of French doors leading out to the garden. The dining room flows effortlessly through to the kitchen which has a very functional layout and is fitted with stylish cream base and wall units. To the end of the kitchen there is a family bathroom fitted with a three-piece bathroom suite and overhead shower.


On the first floor there are two good size double bedrooms, both with exposed wood flooring. The third bedroom is the largest of three rooms and found on the second floor. This lovely room also has exposed floorboards and measures an impressive 16'2 x 12'6. This third bedroom also benefits from its own handy shower / wc en-suite.

The beautiful rear garden can be accessed via both the second reception room and the kitchen. This delightful outside space has been designed to create a stunning low maintenance garden which looks wonderful all year round. Raised planter, decking area and beautiful patterned patio tiles create a beautiful well put together space. There is a handy shed perfect for storing beach equipment and access to the rear alley through a gate.

Tenue: Freehold

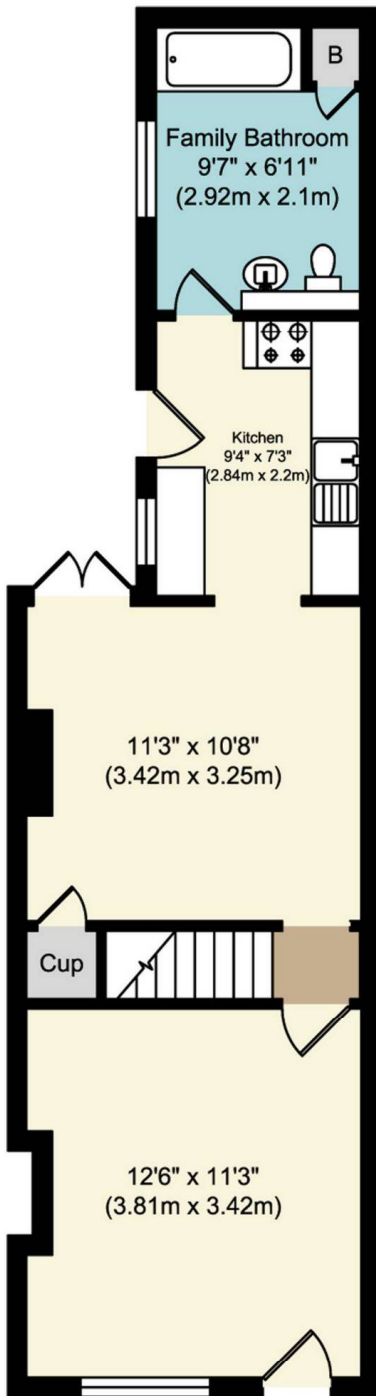
Council Tax: Band B

For more information or to arrange a viewing please contact Harvey Richards & West directly.

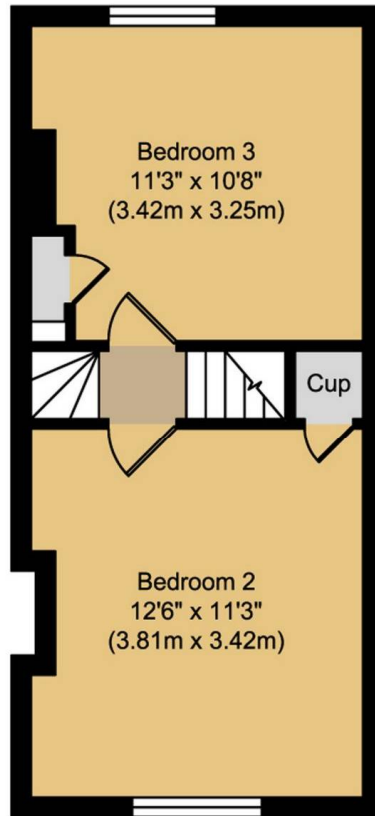




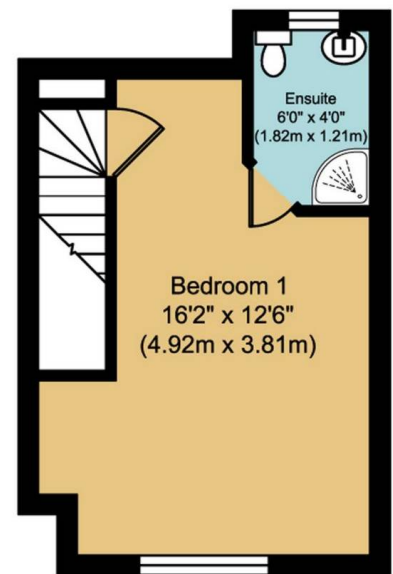




Ground Floor
Approximate Floor Area
424.09 sq. ft.
(39.40 sq. m)



First Floor
Approximate Floor Area
289.54 sq. ft.
(26.90 sq. m)



Second Floor
Approximate Floor Area
184.81 sq. ft.
(17.17 sq. m)

TOTAL APPROX FLOOR AREA 898.46 SQ. FT. (AREA 83.47 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.hwtest.co.uk

Energy performance certificate (EPC)					
52 Sydenham Street WHITSTABLE CT5 1HN	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until: 11 December 2033</td> </tr> <tr> <td>D</td> <td>Certificate number: 9390-2382-2320-2097-0345</td> </tr> </table>	Energy rating	Valid until: 11 December 2033	D	Certificate number: 9390-2382-2320-2097-0345
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D	Certificate number: 9390-2382-2320-2097-0345				
Property type	Mid-terrace house				
Total floor area	88 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 D. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		