

HARVEY RICHARDS & WEST

ESTATE AGENTS



Nelson Road, Whitstable, CT5

**Beautiful extended two bedroom terrace property located on Nelson Road
moments from the beach.**

£550,000



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




Nelson Road, Whitstable

Location

The seaside town of Whitstable is located on the north Kent coast 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and picturesque coast line the town proves popular with both tourists and residence alike. From its colourful street to its array of independently run restaurants, cafes and boutiques there is plenty to see and do. Whitstable's main line train station provides fast and frequent links to both London St Pancras & London Victoria as well a regular busses departing from numerous stops along the highstreets connecting Whitstable to the surrounding areas and beyond.

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 beautiful two bedroom extended terrace property located on Nelson Road in the heart of Whitstable's very desirable conservation area. Located moments from the beach this fantastic home is positioned just off Island Wall, close to the popular 'Windy Corner Store' and the tennis courts. A short walk to the high street and a stone's throw to the sea front this wonderful property has a lot to offer. Having being sympathetically extended by the current owners this house still retains many period features adding to its charm and character. Offered for sale chain free this is one not to be missed.

The property itself is set back from the street behind a small front wall and pathway. Once through the front door you enter directly in to the open plan ground floor. The entire ground floor has been design with an open plan layout with each room flowing effortlessly in to the next.

To the front of the property there is a cosy sitting area, centred around a feature fireplace and bay window. The dining area is in the middle of the home and has a set of French doors which open onto a small 'light well' courtyard..

A galley style kitchen connects the original house to the new spacious extension. Fitted with bespoke units and built in appliances this is a great use of space. The large rear extension has a vaulted ceiling with three Velux windows and full width bi-folding doors creating an amazingly airy room.


Both bedrooms are found on the first floor. The master bedroom to the front of the property has a large box sash window and original built in cupboards. This stunning room has a cast iron feature fireplace and beautiful exposed wooden floorboards. The second bedroom, again a good size double room, also has the same beautiful flooring and another cast iron feature fireplace as well as panelled walls. The family bathroom is also found on this floor and is fitted with a modern free standing bath and separate walk in shower.

The rear garden is accessed via the full width bi-folding doors, which open straight out on to the raised decking area which has plenty of room for dining table. With its South West facing orientation this beautiful, mature landscaped garden is a fantastic place to entertain in the summer months.

Tenure: Freehold

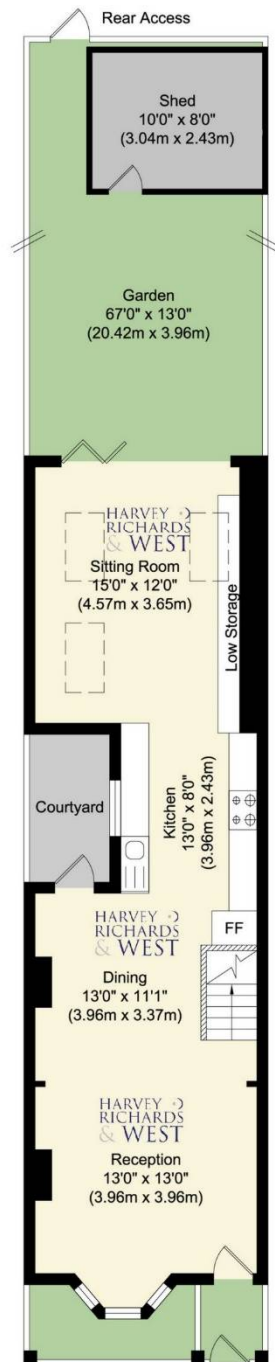
Council Tax: Band B

For more information or to arrange a viewing please contact Harvey Richards & West on 01227 771196.









Ground Floor
Approximate Floor Area
572.96 sq. ft.
(53.23 sq. m)



First Floor
Approximate Floor Area
364.14 sq. ft.
(33.83 sq. m)

TOTAL APPROX FLOOR AREA 937.10 SQ. FT. (AREA 87.06 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 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.btwest.co.uk

Energy performance certificate (EPC)

106 Nelson Road
WHITSTABLE
CT5 1DZ

Energy rating

C

Valid until:

28 February 2033

Certificate number: 0597-3024-4207-0387-4204

Property type

Mid-terrace house

Total floor area

86 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 efficiency rating for this property

This property's current energy rating is C. 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		85 B
69-80	C	70 C	
55-68	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