

# HARVEY RICHARDS & WEST

ESTATE AGENTS



## **Sydenham Street, Whitstable, CT5**

**Stunning newly refurbished and extended three storey, three bedroom and three bathroom fisherman's cottage located in the heart of Whitstable's conservation area.**

**£510,000**



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



## Sydenham Street, 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.

Harvey Richards & West are delighted to offer for sale this beautiful recently refurbished and extended fisherman's cottage located in the heart of Whitstable's popular conservation area. Positioned on Sydenham Street, a stone's throw from Harbour Street with its array of independently run boutiques, cafes & restaurants and a short stroll to the beach front this property is perfectly positioned for those looking to live in the centre of Whitstable with its vibrant surroundings.

Arranged over three floors this well designed home has just undergone a full programme of refurbishment and extension. Finished to the highest of standards throughout this property now offers three great size double bedrooms, two of which benefit from their own en-suites as well as a downstairs shower room. The property still retains many period features which all add to the charm and character of the home but also now features many home comforts such as underfloor heating to all bathrooms and the kitchen.

Once through the front door you enter into the open plan reception rooms. Stunning exposed floor boards and tongue and groove panelling runs throughout this space. The living area centres around a working log burner and has handy storage on either side of the chimney breast. The light bright and airy dining area has a set of glass French doors leading to the garden and also has a beautiful traditional radiator which is a feature in its self.

Reconfigured by the current owner the beautiful galley kitchen is now fitted with grey shaker style base and wall units and a stunning worktop. Integrated appliances are found throughout including a wine fridge. To the rear of the kitchen there is also a great downstairs wet room which houses a toilet, sink and shower.

On the first floor there are two double bedrooms. The room to the front of the property has a fantastic large box sash window and a feature fireplace. The second bedroom again a great size double room, has recently benefited from a first floor extension creating its own en-suite shower room with a large walk in shower. Both rooms have beautiful exposed floor boards, traditional windows and radiators.

The master bedroom is found on the second floor and measures a generous 18'9 x 10'5. Benefiting from its own en-suite shower room this fantastic space has vaulted ceilings and a newly installed rear drama window creating a wonderfully bright bedroom.

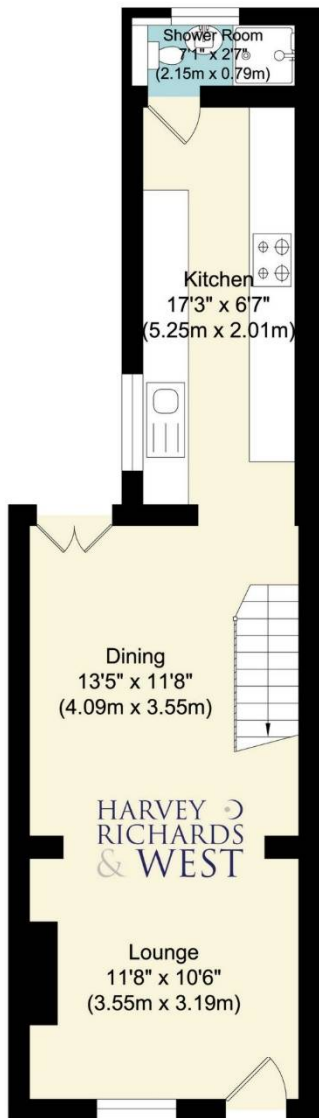
The beautiful landscaped rear garden is accessed via the French doors in the dining area. South west facing this sunny outside space is low maintenance with beautiful paving and raised planters. To the rear of the garden there is an access gate to the alley way and there is also a handy storage unit.

Tenure: Freehold  
Council Tax: Band B

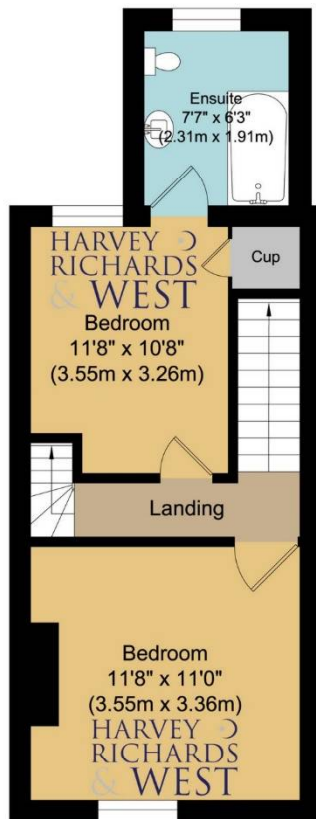
For more information or to arrange a viewing please contact Harvey Richards & West on 01227 771196.



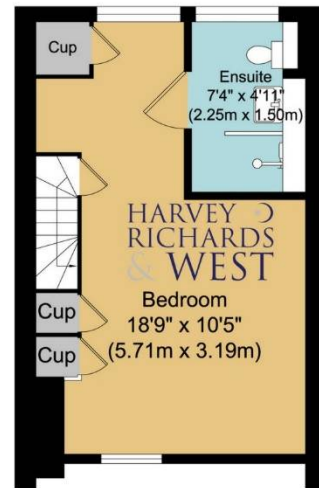




Ground Floor  
Approximate Floor Area  
434.64 sq. ft.  
(40.38sq. m)



First Floor  
Approximate Floor Area  
343.36 sq. ft.  
(31.90 sq. m)



Second Floor  
Approximate Floor Area  
213.66 sq. ft.  
(19.85 sq. m)



**TOTAL APPROX FLOOR AREA 991.67 SQ. FT. (AREA 92.13 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)

56, Sydenham Street WHITSTABLE CT5 1HN	Energy rating <b>D</b>	Valid until: <b>15 February 2026</b> <hr/> Certificate number: <b>9668-5069-6262-7896-7910</b>
Property type		Mid-terrace house
Total floor area		83 square metres

### Rules on letting this property

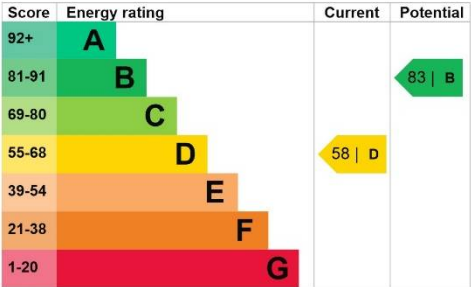
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

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



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