

HARVEY   
RICHARDS  
& WEST  
ESTATE AGENTS



**Island Wall, Whitstable, CT5**

**Beautiful two bedroom end of terrace period property located just moments from Whitstable beach front with sea views.**

**£595,000**




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



## Island Wall, 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 semi-detached two bedroom period property located on Island Wall in the heart of Whitstable popular conservation area. Wonderfully situated just moment from Whitstable beach and less than 400 yards from the high street with its array of independently run restaurants, boutiques and cafes, this property is perfectly positioned for those looking to be centrally located close to the sea. Lovingly maintained by the current owners this beach side home is offered for sale chain free and one not to be missed.

The property itself is set back from the street behind a garden gate and down a small flight of steps. The pretty front garden is paved with plenty of space for a small table and chairs. Once through the front door you enter straight in to the open plan ground floor living area, the entire living space on the ground floor has been opened up to create an open plan light bright and airy living, dining room and kitchen. A mixture of period features and modern touches add to the charm and character of this welcoming and cosy home. The living area centres around a wood burning stove and the kitchen is fitted with base and wall units as well as a breakfast bar and integrated appliances. At the end of the kitchen there is a very handy downstairs shower room and a small lobby area.


On the first floor there are two double bedrooms and they both measure a great size. The bedroom to the rear of the property is the master and benefits from an en-suite bathroom and a dressing area. The second bedroom to the front of the property is currently used as a twin room and benefits from stunning sea views.

The rear garden is accessed via a door in the lobby at the end of the kitchen. The mature south east facing garden is mostly paved with established & well stocked flower beds along the borders. A lovely sun trap during the summer months this private garden is a wonderful place to entertain.

Tenure : Freehold

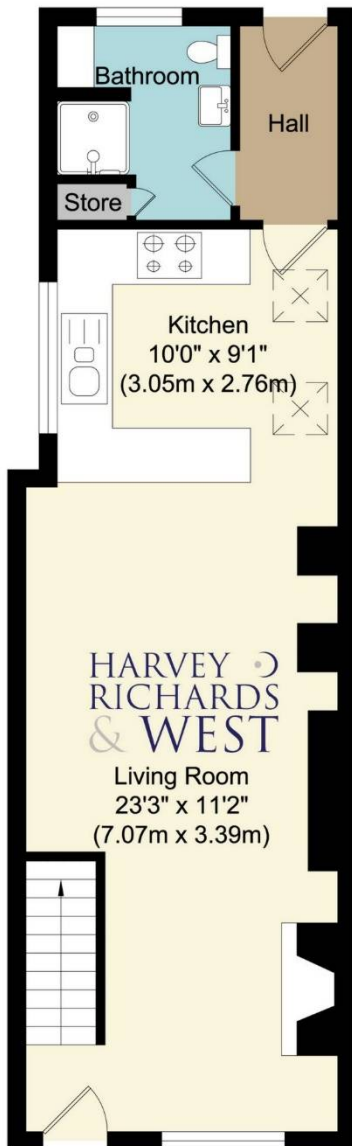
Council Tax : Band

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









Ground Floor  
 Approximate Floor Area  
 420.86 sq. ft.  
 (39.10 sq. m)



First Floor  
 Approximate Floor Area  
 358.43 sq. ft.  
 (33.30 sq. m)

**TOTAL APPROX FLOOR AREA 779.00 SQ. FT. (AREA 72.40 SQ. M)**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is 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)

57 Island Wall WHITSTABLE CT5 1EL	Energy rating <b>D</b>	Valid until: <b>12 June 2033</b>  Certificate number: 2417-3426-5060-0557-8296
-----------------------------------------	---------------------------	--------------------------------------------------------------------------------------

Property type	Semi-detached house
Total floor area	87 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 energy rating is D. It has the potential to be C.

[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

