

HARVEY 
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ESTATE AGENTS



Marine Crescent, Whitstable, CT5

Wonderful two bedroom semi-detached bungalow located just round the corner from Tankerton Slopes with the added benefit of off street parking.

£375,000




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



Marine Crescent, 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 wonderful two bedroom semi-detached property located on Marine Crescent less than 300 meters from the popular Tankerton slopes. Perfectly positioned only a short stroll from the sea front this property would make a wonderful home close to all the local amenities.

The property itself is set back from the footpath behind a well maintained front garden and gated drive way which has room for three cars. Once through the front door you enter in to spacious hallway which has plenty of room for shoes and coats. Both bedrooms are found to the front of the house and are both good sized rooms. The living room looks out to the garden through a large window and centres on a fireplace. The kitchen is fitted with both base and wall units and has room for a dining table and chairs. A door from the kitchen opens out to the side porch which is a handy storage area. The family bathroom is off the hall with a separate W/C.

The lovely rear garden is accessed via the door in the porch. This pretty garden is south east facing and mostly laid to lawn. It is enclosed by a fence and has side access by the shed out to the drive way.

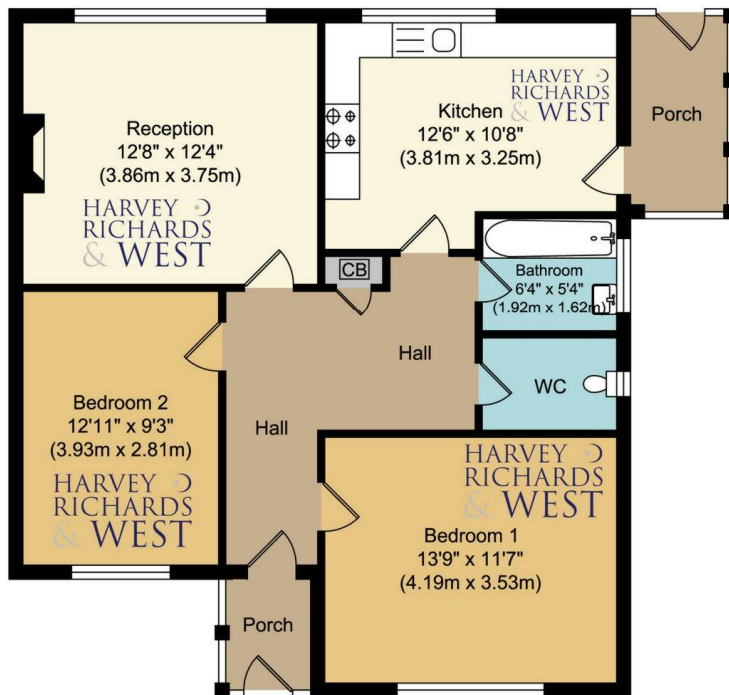
Tenure: Freehold
Council Tax: Band C

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









Approximate Floor Area
 790.17 sq. ft.
 (73.41 sq. m)

TOTAL APPROX FLOOR AREA 790.17 SQ. FT. (AREA 73.41 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 here are not tested and no guarantee as to their operability or efficiency can be given. www.hrwest.co.uk

Energy performance certificate (EPC)

5 Marine Crescent WHITSTABLE CT5 2QH	Energy rating C	Valid until: 27 July 2033 Certificate number: 0370-2838-7230-2927-0801
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Property type **Semi-detached bungalow**

Total floor area **67 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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