

HARVEY RICHARDS & WEST

ESTATE AGENTS



Sydenham Street, Whitstable, CT5

Fantastic four-bedroom, three storey large fisherman's cottage located in central Whitstable. This end of terrace home has the potential for off street parking (subject to planning).

£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 fantastic four-bedroom end of terrace, Victorian fisherman's cottage located on Sydenham Street in the heart of Whitstable's popular conservation area. Set just a short walk from the beach front and a stone's throw from Harbour Street with its array of independently run boutiques, cafes and restaurants this property is perfectly positioned for those looking to be centrally located.

The property itself is arranged over three floors and is more spacious than the standard Fisherman's cottages in the area. Located at the end of the terrace the property also lends itself to potentially adding off street parking with a dropped curb (subject to all the necessary council approvals) which is invaluable in central Whitstable.

The current owners use the front door set to the side of the house as the main entrance. This opens into a small lobby area, from here you lead through to the front reception room which centres around a fireplace. There is also a second reception room which the current owners use as a dining area, this room has handy built-in cupboards and a large window filling the room with light. The kitchen is set beyond the dining room and is a great size with both base and wall units and past the kitchen is the downstairs bathroom.

On the first floor there are two bedrooms and a handy first floor shower room. The largest room to the front of the house is the master bedroom, it benefits from double aspect windows which make it an extremely bright and airy space. The smaller room to the rear is a reasonable sized double and again light and airy. There are a further two bedrooms on the second floor, one of them is a double room and the other a generous single room.

The property currently has an enclosed court yard which is accessed via the back door and a large timber work shop located at the end. With its end terrace position and subject to the necessary planning approvals there is the potential to replace the workshop with a off street parking space.

This period property is bursting with potential and located in a A1 position, for more information or to arrange a viewing please contact Harvey Richards & West directly.

Tenure: Freehold

Council Tax: Band B









Ground Floor
 Approximate Floor Area
 553.80 sq. ft.
 (51.45 sq. m)

First Floor
 Approximate Floor Area
 370.38 sq. ft.
 (34.41 sq. m)

Second Floor
 Approximate Floor Area
 307.95 sq. ft.
 (28.61 sq. m)

TOTAL APPROX FLOOR AREA 1232.14 SQ. FT. (AREA 114.47 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.invest.co.uk

Energy performance certificate (EPC)

59 Sydenham Street WHITSTABLE CT5 1HN	Energy rating D	Valid until: 27 February 2034 Certificate number: 2882-3035-5202-4114-4200
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Property type	End-terrace house
Total floor area	109 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 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

