

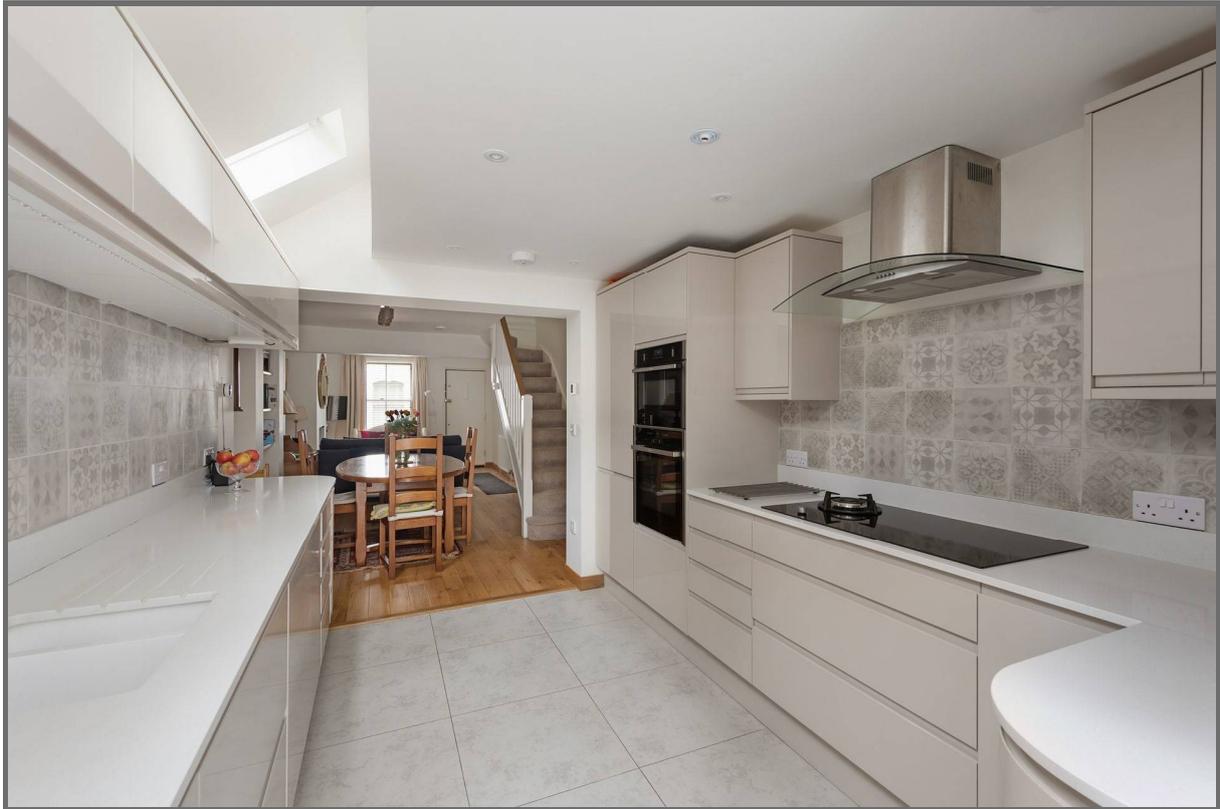
HARVEY RICHARDS & WEST ESTATE AGENTS



Albert Street, Whitstable, CT5

Beautiful three-bedroom, three storey extended fisherman's cottage located on Albert Street in the heart of Whitstable's popular conservation area.

£525,000



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



Albert 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 beautiful three-bedroom extended fisherman's cottage positioned on Albert Street in the heart of Whitstable's popular conservation area. Located just a stone's throw from Harbour Street with its array of independently run restaurants, cafes and boutiques and a little under 200 metres from the beach front this beautiful home is perfect for those looking for town centre living.

The property is arranged over three floors and has recently undergone a full programme of refurbishment by the current owner which included a full width kitchen extension and loft conversion. No expense has been spared creating a wonderfully spacious home finished to the highest of standards both inside and out.

Once through the front door you enter straight into the open plan ground floor. To the front of the property there is a lovely living area which is centred round a working wood burning stove, this then leads through to the dining area and onto the fabulous spacious kitchen, fitted with modern gloss wall and base units, Silestone worktop, Bosch and Neff appliances and combination gas/induction hob and underfloor heating.

The ground floor W/C space with walk-in shower, basin, toilet and dual heated towel rail is ideally located and handy after a day on the beach. There is plentiful floor to ceiling storage area for coats, beach towels, BBQ equipment, combination boiler and fire suppressant system.

On the first floor there are two bedrooms and a family bathroom. The larger of the two bedrooms has a box sash window which fills the room with light and a good size built in cupboard. The second bedroom has custom built bunk beds perfect for maximising space. The family bathroom includes a bath, spacious walk in Aqualisa Digital shower, basin, toilet plus dual heated towel rail and underfloor heating. A floor to ceiling linen cupboard is accessed from the landing. The third bedroom on the second floor offers wonderful light and space plus access to excellent eave storage.

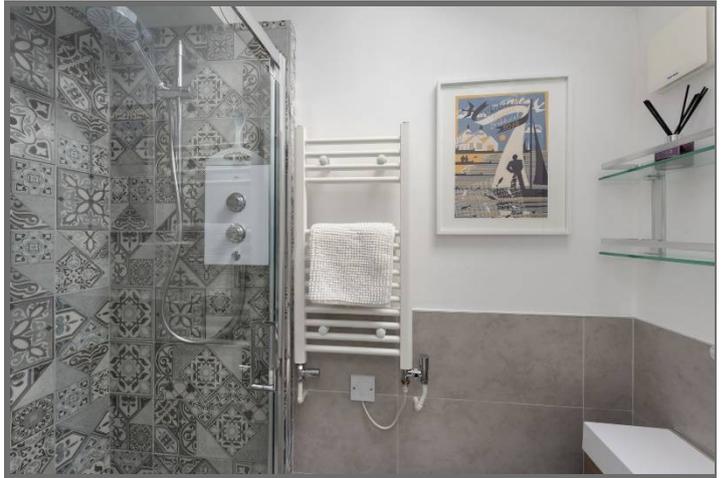
The south west facing rear garden is accessed via a set of French doors at the end of the kitchen. A fabulous suntrap that offers shade as well, it is low maintenance with part Indian stone paving and Scottish pebbles and wooden fencing. Jasmin, roses and shrubs conceal the garden shed, bin area and gate to the rear alleyway. The garden has an outside tap, watering system and external power.

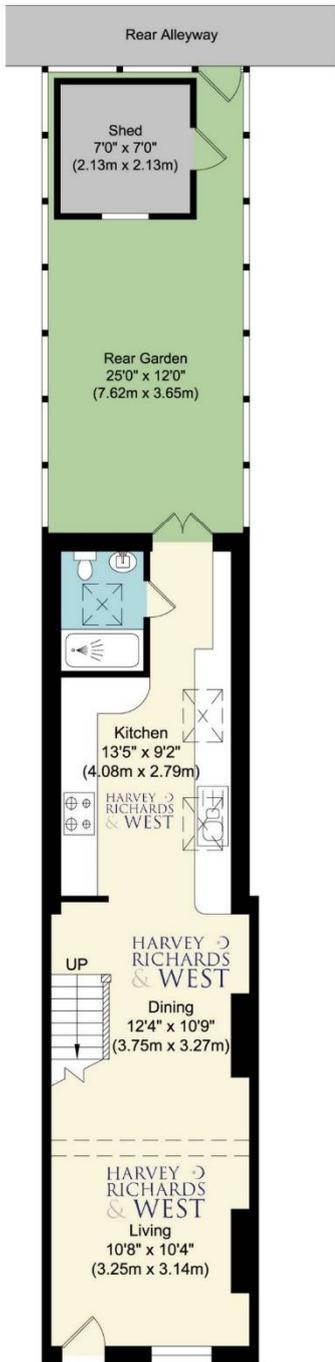
Tenure: Freehold
Council Tax: Band B

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

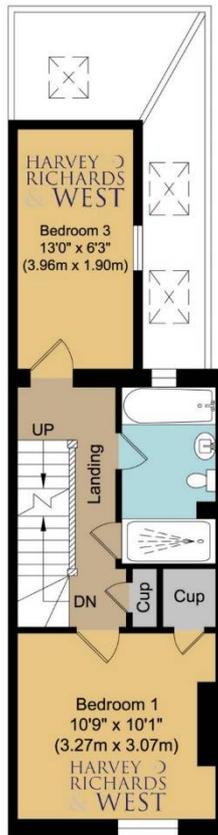




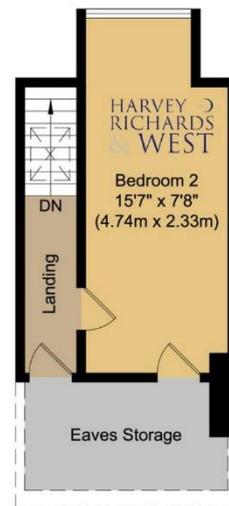




Ground Floor
Approximate Floor Area
430.12 sq. ft.
(39.96 sq. m)



First Floor
Approximate Floor Area
337.23 sq. ft.
(31.33 sq. m)



Second Floor
Approximate Floor Area
189.98 sq. ft.
(17.65 sq. m)

TOTAL APPROX FLOOR AREA 957.34 SQ. FT. (AREA 88.94 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 here are not guaranteed and no guarantee as to their operability or efficiency can be given. www.rhw.co.uk

Energy performance certificate (EPC)

44 Albert Street WHITSTABLE CT5 1HS	Energy rating	Valid until:	24 April 2034
	C	Certificate number:	8834-4324-8300-0765-7226

Property type	Mid-terrace house
Total floor area	88 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 C. 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

