

# HARVEY RICHARDS & WEST

ESTATE AGENTS



## High Street, Whitstable, CT5

Wonderful first floor two-bedroom leasehold apartment located on Whitstable's popular high street benefiting from a fantastic private rear garden and plenty of off street parking for multiple cars.

**£275,000**





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





## High 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 unique two-bedroom first floor apartment located on Whitstable's popular high street. Situated above a café in the heart of the bustling conservation area this wonderful apartment is just a stone's throw from the beach front and a short walk to the main line train station providing fast and frequent links to London and beyond. This property would make a wonderful home for someone in need of parking or a fantastic holiday rental due to its location. Offered for sale chain free this is one not to be missed.

The property has an unusually large private rear garden which can be reached both on foot or by car down a lane accessed from Knot's Yard. Double gates on the boundary of the property open up to provide parking for multiple cars, which is a real benefit. Measuring an impressive 68ft this is extremely unusual and a highly sought-after benefit for a property so centrally located.

A flight of stairs from the garden leads up to the apartment. Once through the front door you enter in to a spacious entrance hall with plenty of room for shoes and coats. There is a cupboard in the hallway housing the gas combi boiler. The open plan living area accommodates both a sitting room and dining area, it is located at the front of the building and has a lovely bay window overlooking the high street filling the room with light. The kitchen is a good size space, fitted with both wall and base units and it is spacious enough for a small dining table and chairs. There are two bedrooms in this property, both are good size double rooms and a family bathroom fitted with a three-piece bathroom suite and overhead shower.

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

Tenure: Leasehold (999 years from 2011)

Council Tax: Band A

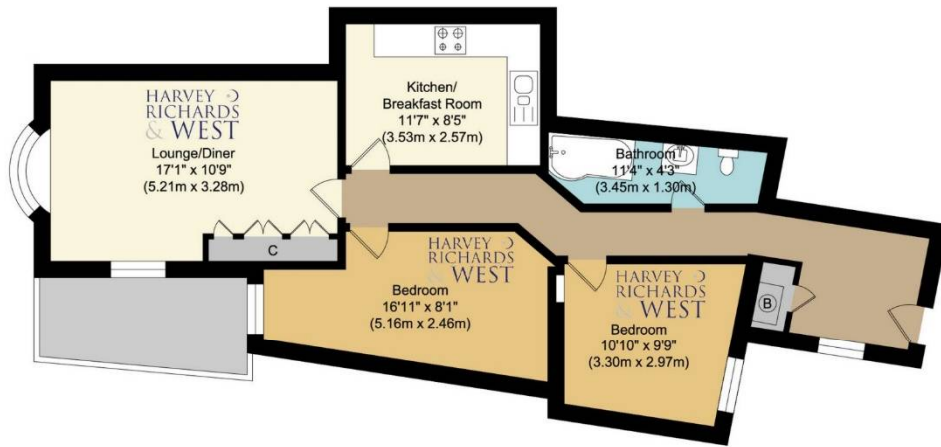
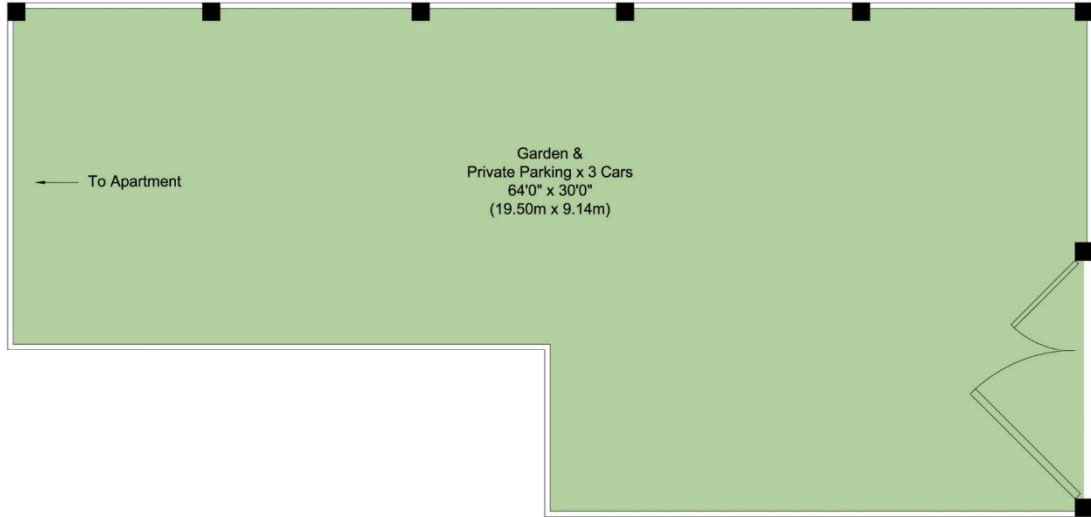
Note: A shed used by Costa Coffee in the garden is on the owner's land under licence (transferable) producing £120 pcm (All to be confirmed by solicitors).

The vendor has informed us during previous renovations the property had additional insulation added to both the walls and the roof space, which has not been reflected in the EPC.









Approximate Floor Area  
716.00 sq. ft.  
(67.00 sq. m)

**TOTAL APPROX FLOOR AREA 716.00 SQ. FT. (AREA 67.00 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)

9a High Street WHITSTABLE CT5 1AP	Energy rating <span style="font-size: 2em; font-weight: bold;">D</span>	Valid until: <b>5 November 2033</b> <hr/> Certificate number: <b>7099-3931-7200-7267-7204</b>
Property type		Top-floor flat
Total floor area		64 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

