

HARVEY RICHARDS & WEST

ESTATE AGENTS



Stream Walk, Whitstable, CT5

Fantastic two-bedroom terrace property positioned in the heart of Whitstable with the added benefit of off street parking, a court yard garden and handy loft space.

£380,000




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



Stream Walk, 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 lovely two-bedroom mid terrace property located on Stream Walk in the heart of Whitstable's popular conservation area. Positioned just off Sydenham Street this well situated home is close to both the High Street with its array of independently run shops and Whitstable famous working harbour.

The property itself is set back from the street behind a great sized private parking space and the front door is accessed down a paved front path. Once in the property you enter into the open plan reception area which has plenty of room for both a dining room and living area. A handy W/C is tucked under the stairs making great use of the space. The kitchen is found to the rear of the property and overlooks the courtyard garden. Fitted with both base and wall units this 'U' shaped kitchen has plenty of storage.

On the first floor there are two double bedrooms and a family bathroom. The master bedroom is located to the front of the house and both bedrooms have two windows flooding the rooms with light. The family bathroom houses a walk-in shower along with a hand basin and toilet.

A fixed boat ladder leads from the master bedroom to the loft room, this extremely useful space is fitted with both power and light and has a window to keep the space bright and airy.

The property also has a lovely courtyard garden which is accessed via the kitchen, with plenty of room for a table and chairs this is a great space to enjoy during the summer months.

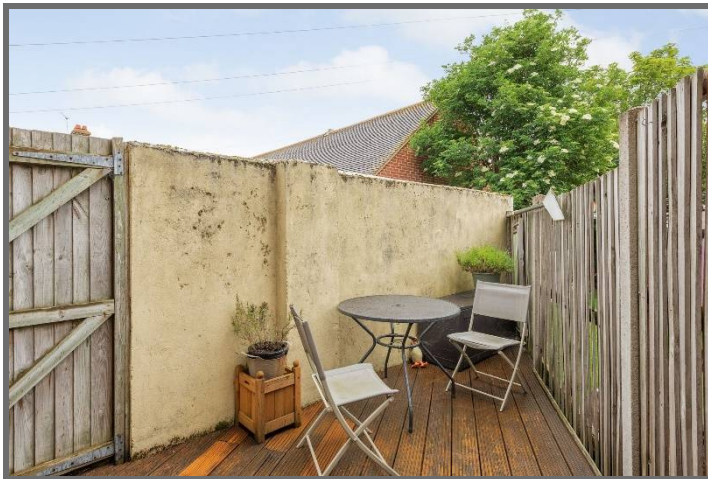
Tenure: Freehold

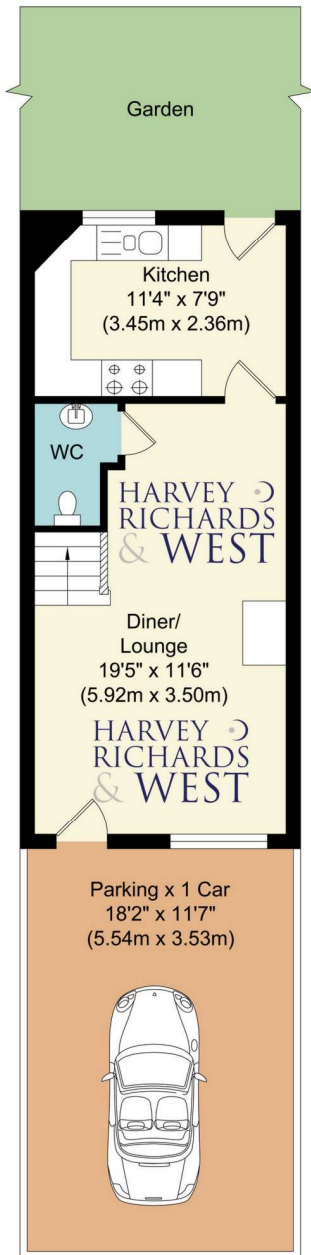
Council Tax: Band B

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

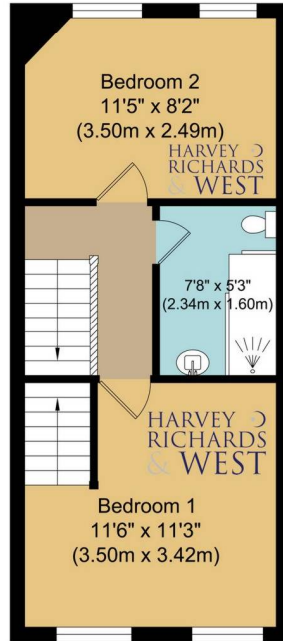




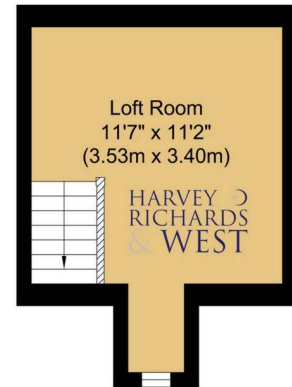




Ground Floor
Approximate Floor Area
311.61 sq. ft.
(28.95 sq. m)



First Floor
Approximate Floor Area
311.61 sq. ft.
(28.95 sq. m)



Second Floor
Approximate Floor Area
131.10 sq. ft.
(12.18 sq. m)

TOTAL APPROX FLOOR AREA 754.33 SQ. FT. (AREA 70.08 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 show have not been tested and no guarantee as to their operability or efficiency can be given. www.hrwest.co.uk

Energy performance certificate (EPC)

2 Stream Walk WHITSTABLE CT5 1HJ	Energy rating	Valid until:	8 May 2034
	D	Certificate number:	0111-3037-2205-3434-8200

Property type: Mid-terrace house

Total floor area: 71 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		