

HARVEY RICHARDS & WEST

ESTATE AGENTS



Sydenham Street, Whitstable, CT5

Stunning three bedroom fisherman's cottage located on Sydenham Street, close to both the main highstreets and the sea front.

£415,000



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




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.

and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harvey Richards & West Sales Ltd has and authority to make or give any representations or warranty in relation to this property.



Harvey Richards & West are delighted to offer for sale this wonderful three-bedroom Fisherman's cottage situated on Sydenham Street in the heart of Whitstable's popular conservation area. This beautiful property is conveniently located close to both Whitstable's main high street with its array of independently run restaurants, cafes and boutiques as well as being a stone's throw from the sea front and a short walk to the train station. Arranged over three floors this wonderful cottage is offered for sale chain free and one not to be missed.


Once through the front door you enter in to the front reception room which benefits from a wood burning stove and a lovely large box sash window. The second reception room is used as a dining room and has a set of large French doors leading out to the garden which fill the room with light. The kitchen is fitted with modern grey gloss units and integrated appliances and beyond the kitchen is a great size modern bathroom fitted with a walk-in shower.

On the first floor, there are two good size double bedrooms and a further third bedroom measuring an impressive 17'0 x 10'11 can be found on the second floor.

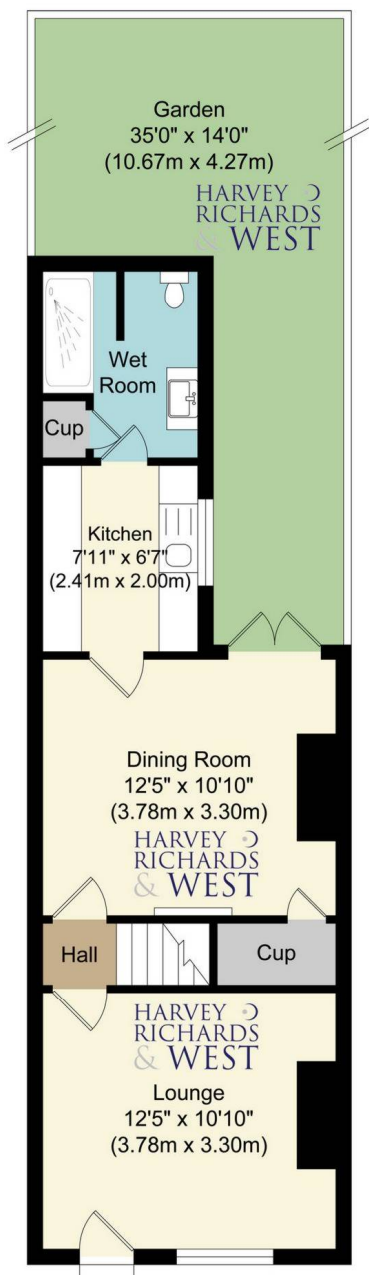
The lovely low maintenance rear garden is accessed via both French doors in the dining room and the back door in the kitchen lobby. Part gravel and part patio this area is perfect for outdoor dining during the summer months. The garden is enclosed with a wooden fence, and a gate provides access to the rear alleyway.

Tenure: Freehold
Council Tax: Band B

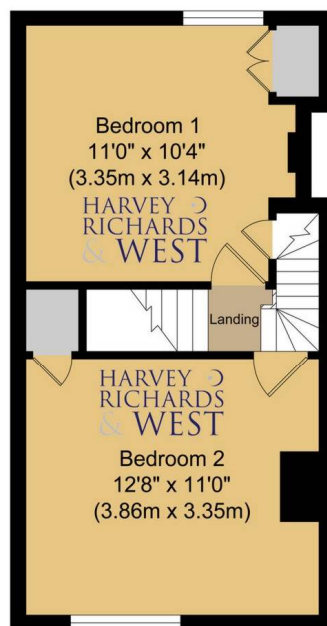
For more information or to arrange a viewing please contact Harvey Richards & West directly on 01227 771196.



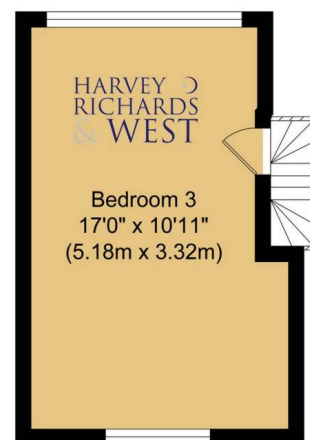




Ground Floor
 Approximate Floor Area
 422.37 sq. ft.
 (39.24 sq. m)



First Floor
 Approximate Floor Area
 296.40 sq. ft.
 (27.50 sq. m)



Second Floor
 Approximate Floor Area
 188.10 sq. ft.
 (17.50 sq. m)

TOTAL APPROX FLOOR AREA 906.74 SQ. FT. (AREA 84.24 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

42, Sydenham Street, WHITSTABLE, CT5 1HN

Dwelling type: Mid-terrace house

Date of assessment: 13 March 2013

Date of certificate: 19 March 2013

Reference number: 9378-7071-7257-0267-3954

Type of assessment: RdSAP, existing dwelling

Total floor area: 90 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

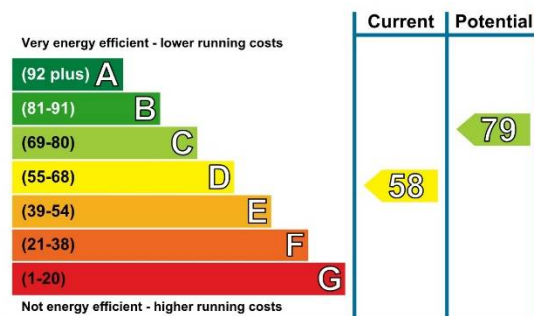
Estimated energy costs of dwelling for 3 years:	£ 2,739
Over 3 years you could save	£ 732

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 150 over 3 years	
Heating	£ 2,133 over 3 years	£ 1,659 over 3 years	
Hot Water	£ 306 over 3 years	£ 198 over 3 years	
Totals	£ 2,739	£ 2,007	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.



The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 252	
2 Floor Insulation	£800 - £1,200	£ 76	
3 Low energy lighting for all fixed outlets	£45	£ 129	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.