

HARVEY 
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& WEST
ESTATE AGENTS



Schooner House, Sea Street, Whitstable, CT5

Wonderfully presented two bedroom, first floor apartment located in central Whitstable with sea views.

£389,995



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



Schooner House, Sea Street, Whitstable

Location

The seaside town of Whitstable is located on the North Kent coast 7 miles north of the historically city of Canterbury and 60 miles from central London. Fast and frequent train depart from the main line train station to both London St Pancras & London Victoria and regular buses leave the high street providing connections to the surrounding areas. The town has a range of local schools

Harvey Richards & West are delighted to offer for sale this unique two bedroom first floor apartment located in the highly sought after Horsebridge development in the heart of Whitstable conservation area. This wonderful property benefits from a great central location providing easy access to the high street, sea front and the main line train station which is only approximately 0.5 miles away. The entire apartment has been kept in pristine condition by the current owners and is being offered for sale chain free. Arranged over one level the property comprises of two double bedrooms with an en-suite shower room to the master, a family bathroom and a large open plan kitchen/lounge with access to a balcony.

Kitchen (10'3 x 10'1)

Reception Room (15'5 x 10'7)

Dining Room (13'3 x 7'7)

Bedroom 1 (11'8 x 11'2)

En-suite Shower Room (8'6 x 5'2)

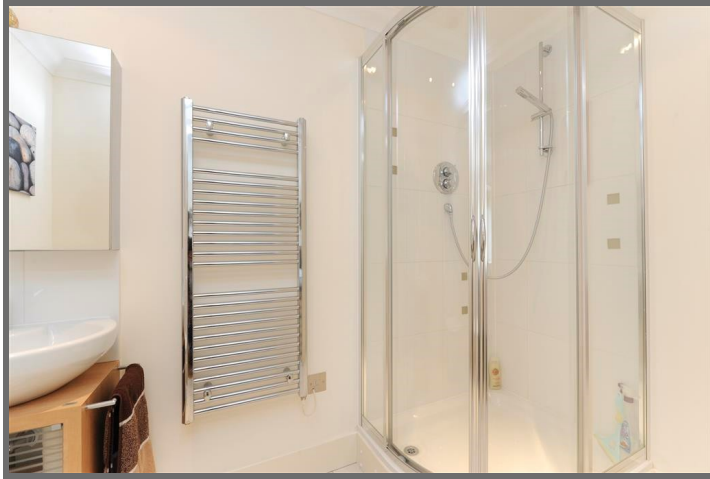
Bedroom 2 (12'3 x 11'8)

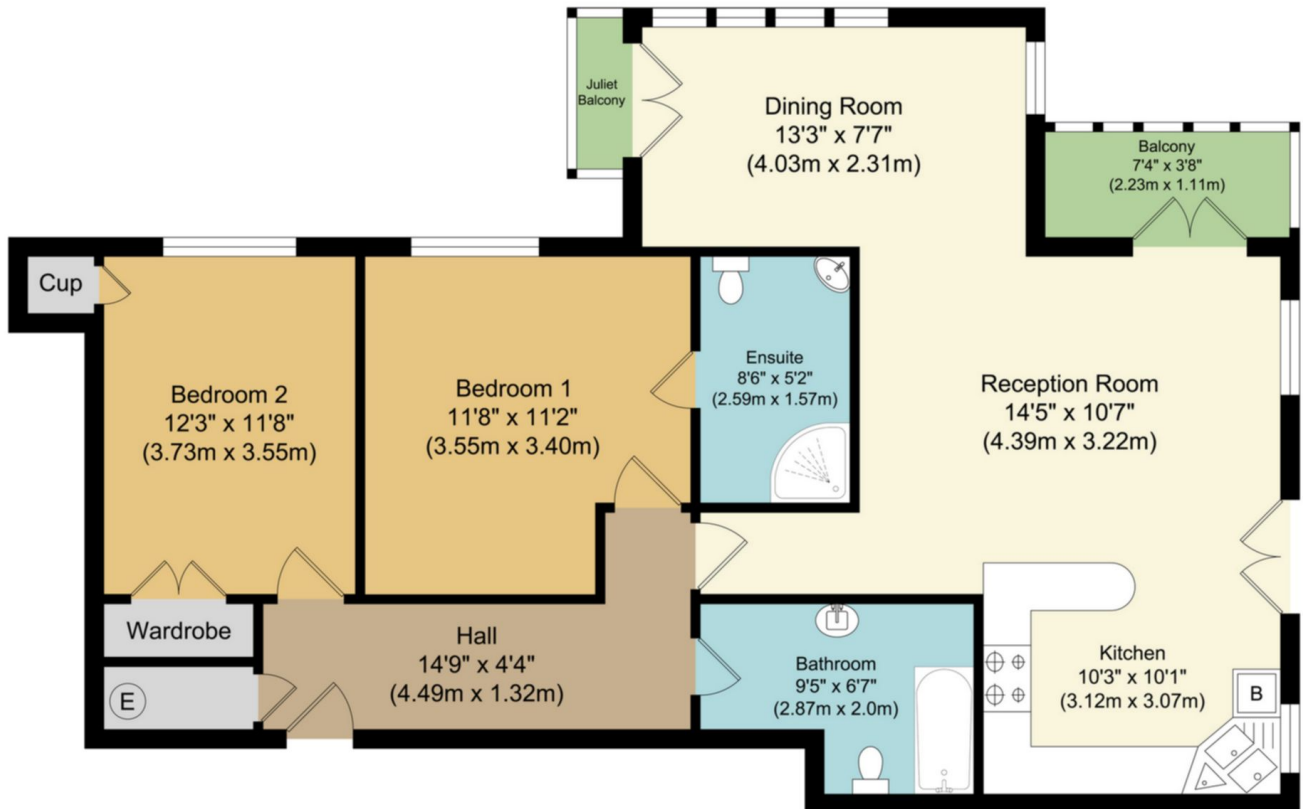
Bathroom (9'5 x 6'7)

Tenure: Leasehold House is the remainder of a 999 year lease which commenced in 2003. 2015/2016 annual maintenance charge is £786.20 per six months (payable in advance) - Managed by Caxtons Chartered Surveyors- Gravesend

Council Tax: Band D







Approximate Floor Area
 805.35 sq. ft.
 (74.82 sq. m)

TOTAL APPROX FLOOR AREA 805.35 SQ. FT. (AREA 74.82 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



Flat 1 Schooner House, Sea Street, WHITSTABLE, CT5 1FF

Dwelling type: Mid-floor flat
Date of assessment: 12 March 2015
Date of certificate: 12 March 2015
Reference number: 9228-7040-7237-3145-1930
Type of assessment: RdSAP, existing dwelling
Total floor area: 99 m²

Use this document to:

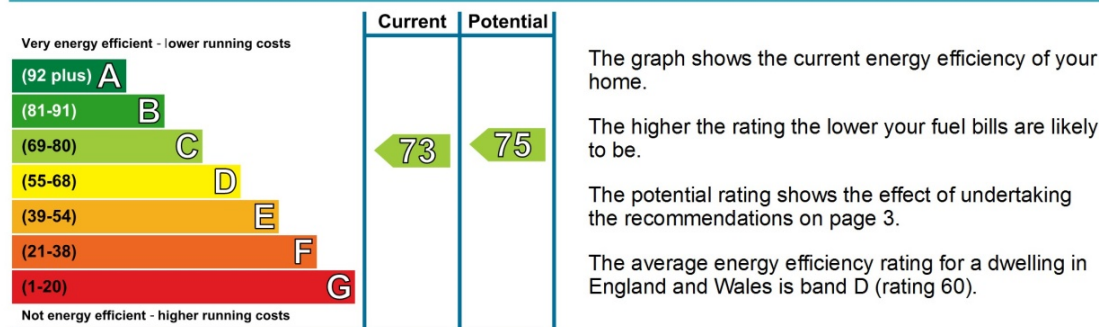
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,073
Over 3 years you could save	£ 141

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 198 over 3 years	
Heating	£ 1,263 over 3 years	£ 1,290 over 3 years	
Hot Water	£ 444 over 3 years	£ 444 over 3 years	
Totals	£ 2,073	£ 1,932	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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 Low energy lighting for all fixed outlets	£30	£ 144	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.