

HARVEY RICHARDS & WEST

ESTATE AGENTS



St Marys Grove, Whitstable, CT5

Wonderful four/five bedroom chalet bungalow set within a generously sized plot on St Marys Grove close to Whitstable.

£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



St Marys Grove, Whitstable

Location

The coastal town of Whitstable is situated on the picturesque Kent shoreline, approximately 60 miles from central London and less than 7 miles north of the historical city of Canterbury. This wonderful town popular with both tourists and residents alike has a lot to offer. From its exciting coast to its famous harbour and the colourful high street there is plenty to see and do. Whitstable's main line train station provides fast and frequent links to both London St Pancras & London Victoria along with regular buses departing from the high-street linking Whitstable to the surrounding areas and beyond.

Harvey Richards & West are delighted to offer for sale this brilliantly proportioned chalet bungalow located on St Marys Grove on the popular Granville Estate. This four/five bedroom family home is positioned less than 200 yards from the sea front any only 0.3 miles from the nearest bus stop.

Arranged over two floors and well maintained by the current owners this property is positioned on a large plot with plenty of off street parking. Light and airy the ground floor currently comprises of three large reception rooms, two of which could be used as further bedrooms if needed, the family bathroom which contains a bath and free standing shower, the kitchen which is fitted with floor and wall units and a utility room.

The master bedroom is found on the first floor along with two further bedrooms all three measure a good size. There is also a small convenient W/C on this floor.

The rear garden is west facing and is accessed via a set of patio doors in the living room which leads out to a great decking area. The property also benefits from an integrated garage and home gym which leads through to the garden.

Kitchen (13'11 x 11'10)

Utility (5'10 x 5'10)

Living Room (14'14 x 14'10)

Reception/Bedroom (14'0 x 12'0)

Bathroom (11'10 x 9'10)

Reception/Bedroom (13'11 x 13'11)

Home Gym (18'11 x 14'0)

Bedroom 1 (19'0 x 18'10)

Bedroom 2 (10'10 x 9'0)

Bedroom 3 (17'10 x 10'10)

W/C (5'10 x 3'10)

Garden (80'0 x 60'0)

Tenure: Freehold

Council Tax: Band E





Photo 7

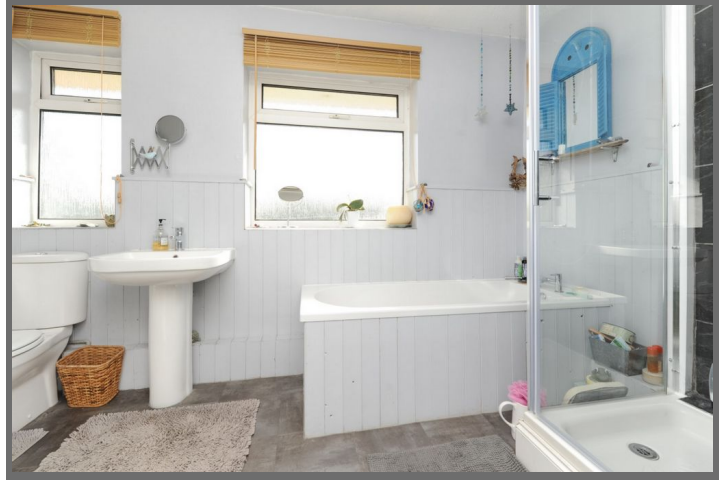


Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

Floor Plan 1



Ground Floor
Approximate Floor Area
1527.39 sq. ft.
(141.9 sq. m)



First Floor
Approximate Floor Area
699.00 sq. ft.
(64.9 sq. m)

TOTAL APPROX FLOOR AREA 2226.00 SQ. FT. (AREA 206.8 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

24, St. Marys Grove, Seasalter, WHITSTABLE, CT5 4AF


Dwelling type: Detached bungalow
Date of assessment: 06 October 2016
Date of certificate: 09 October 2016
Reference number: 0468-2962-7230-4976-7900
Type of assessment: RdSAP, existing dwelling
Total floor area: 163 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

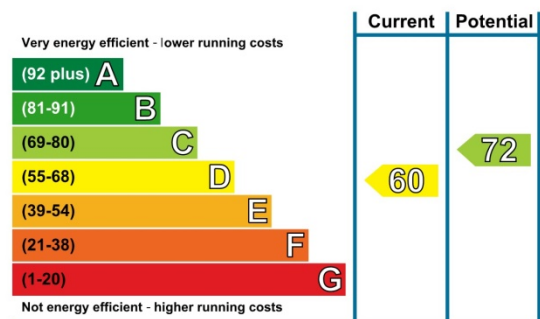
Estimated energy costs of dwelling for 3 years:	£ 4,560
Over 3 years you could save	£ 750

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 294 over 3 years	
Heating	£ 3,939 over 3 years	£ 3,189 over 3 years	
Hot Water	£ 327 over 3 years	£ 327 over 3 years	
Totals	£ 4,560	£ 3,810	

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 Cavity wall insulation	£500 - £1,500	£ 360	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 192	✓
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 198	✓

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.