

HARVEY RICHARDS & WEST

ESTATE AGENTS



Douglas Avenue, Whitstable, CT5

**Extremely spacious five bedroom chalet bungalow located on Douglas Avenue
with off street parking and a large garden.**

£475,000



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



Douglas Avenue, Whitstable

Location

The beautiful sea side 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 colourful high street with its abundance of independently run restaurants, boutiques and cafes to the scenic beach front which offers you to take part in plenty of water sports, there are lots to see and do. Whitstable's main line train station provides fast and frequent links to both London St Pancras & London Victoria as well as regular buses departing from numerous spots throughout the town linking Whitstable to the surrounding area and beyond.

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 five bedroom family home located on Douglas Avenue just outside Whitstable town centre. With a fantastic elevated position the property offers fantastic views over Whitstable and beyond.

This fabulous chalet bungalow offers an abundance of space over two floors and has the added benefit of off street parking. The property is only 0.3 miles away from Whitstable's main line train station which provides links to London and the surrounding areas.

On the ground floor two of the five bedrooms are found to the front of the property. There is also a brilliantly sized modern kitchen/diner which leads onto a separate family room with a large window which provides a large amount of light for the whole room. On this floor you will also find a large family bathroom and the lounge/diner. The lounge/diner has French doors to the rear which has a perfect view of the sunny garden and leads onto a paved area in the garden which will be beautiful in the summer months.

On the first floor there is a further three bedrooms, a loft space and W/C. The master bedroom measures an impressive (19'2 x 16'0) and benefits from its own en-suite bathroom. It also has a very large window from the floor up overlooking the garden which makes the room feel light and airy. The other two bedrooms are also very spacious and will be perfect for families or visitors coming to spend time at the seaside.

The rear garden is accessed via the both the lounge and the family room. The garden consists of a patio area which is the perfect sun trap and a laid to lawn area which also spends most of the day in the sun due to being a south west garden. At the end of the garden there is the perfect amount of space to have a summer house overseeing the stunning garden.

Bedroom (13' 3" x 9' 8")

Bedroom/Study (10' 6" x 7')

Kitchen/Diner (21' x 10' 5")

Family Room (11' 5" x 9' 9")

Lounge/Diner (25' x 12' 10")

Master Bedroom (19' 2" x 16')

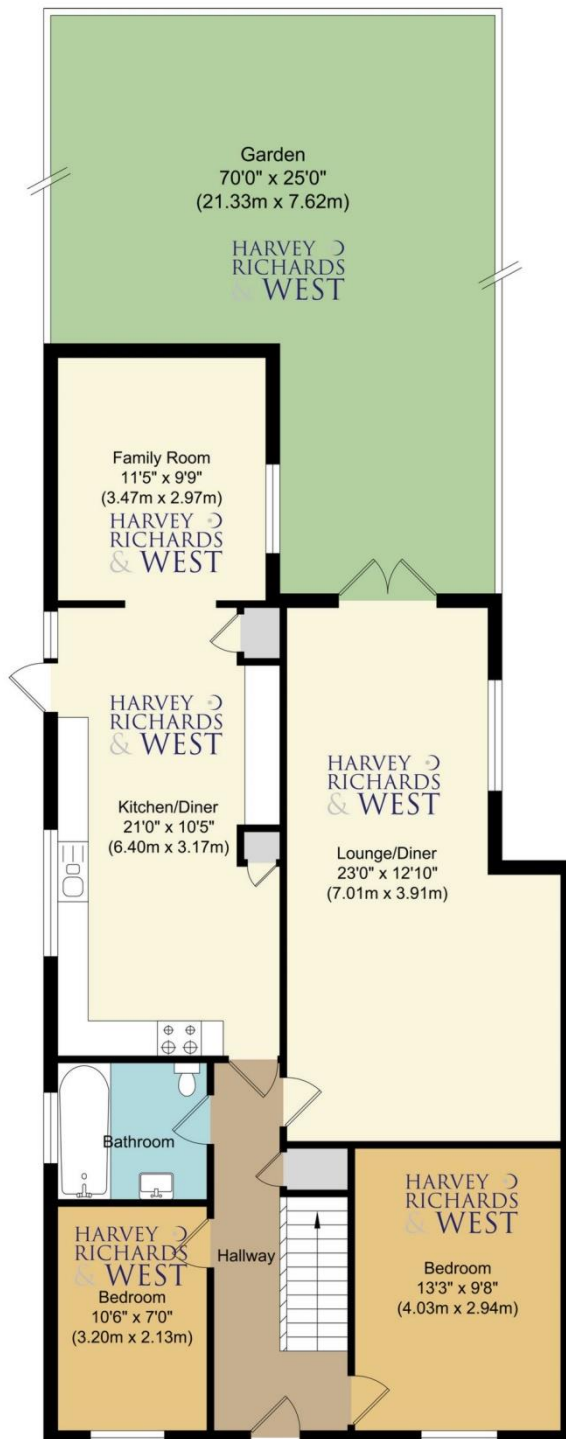
Bedroom (15' 9" x 8' 10")

Bedroom (10' x 8' 10")

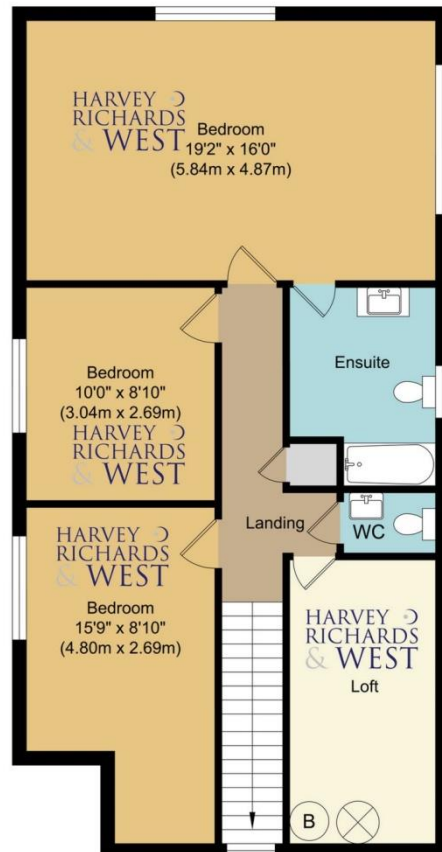
Rear Garden (70' x 25' approx.)







Ground Floor



First Floor

TOTAL APPROX FLOOR AREA 1700.37 SQ. FT. (AREA 157.97 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 responsibility is 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



40 Douglas Avenue
WHITSTABLE
Kent
CT5 1RT

Dwelling type: Semi-detached bungalow
Date of assessment: 23 December 2011
Date of certificate: 06 January 2012
Reference number: 2378-7990-6272-9549-2924
Type of assessment: RdSAP, existing dwelling
Total floor area: 150 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	174 kWh/m ² per year	148 kWh/m ² per year
Carbon dioxide emissions	5.0 tonnes per year	4.3 tonnes per year
Lighting	£104 per year	£66 per year
Heating	£772 per year	£682 per year
Hot water	£130 per year	£115 per year

You could save up to £142 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.