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& WEST
ESTATE AGENTS



Middle Wall, Whitstable, CT5

Very attractive two / three bedroom, split-level, 1st & 2nd floor apartment in central Whitstable with sought after off street parking.

£350,000




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



Middle Wall, 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, and there are regular buses departing from numerous stops throughout the town linking Whitstable to Canterbury and the surrounding areas. 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 beautiful split level two/three bedroom apartment located on Middle Wall in Whitstable town centre. This unique home is arranged over two floors and is nestled in the heart of Whitstable's popular conservation area. Set just behind the high street and a stone throw from sea front this property is perfect for those looking to be positioned at the heart of Whitstable's vibrant centre. The property also benefits from multi-car parking.

The property comprises a 1st & 2nd floor apartment and is accessed through its own front door. To the front of the property is the parking area and a private garden. Once through the front door you enter in to a small ground floor lobby area which has plenty of room for coats and shoes and a flight of stairs leading up to the apartment.

On the first floor there is an open plan living room and kitchen area with full height French doors which open out to the private balcony. This light and bright room has an impressive double height vaulted ceiling and room for a dining table. There is also a large double bedroom on the first floor, with built-in wardrobe, and a family bathroom with a three-piece bathroom suite and overhead shower. The hallway also has a large cupboard which currently contains the fridge freezer.

On the second floor is a good-sized second bedroom has sloping, loft-style, ceilings. The optional 3rd bedroom is currently being used as a study and has a lovely feel being adjacent to the upper mezzanine with a wooden banister overlooking the living area. Velox windows make this room very bright and airy. The second floor landing includes a large cupboard on the landing which currently houses laundry equipment, washing machine and tumble dryer.

To the front of the property there is a substantial parking area, a rarely seen and extremely sought-after facility in the central Whitstable.

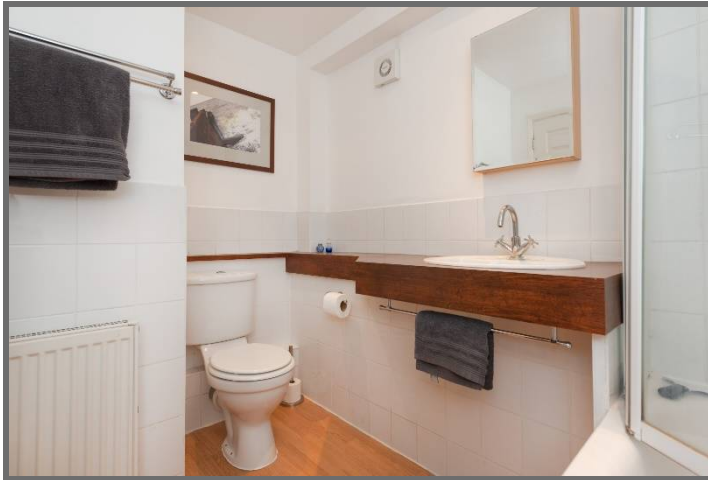
This property is on not to be missed please call Harvey Richards & West on 01227 771196 for more information.

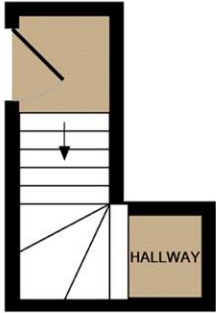
Tenure: Share of Freehold with a 999 year lease from 2010.

Council Tax: Band B

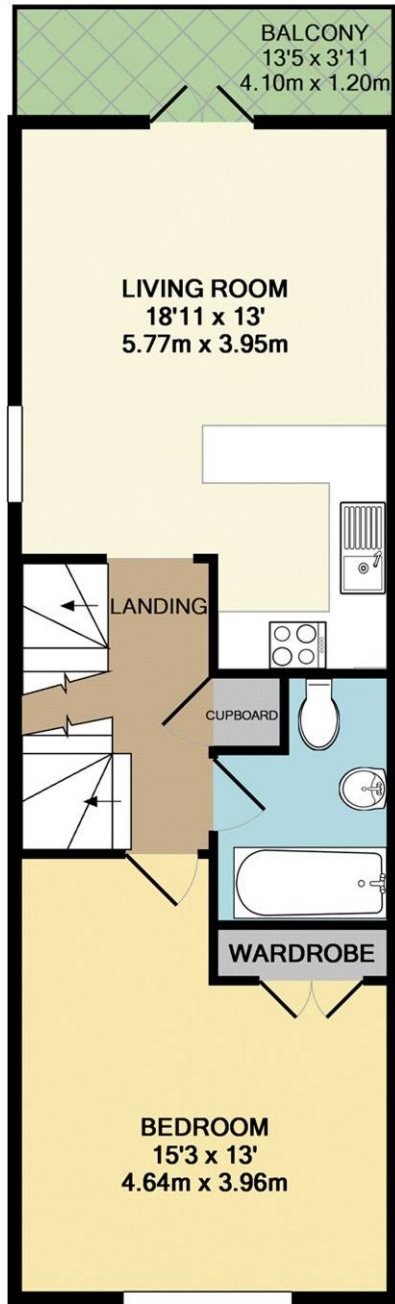




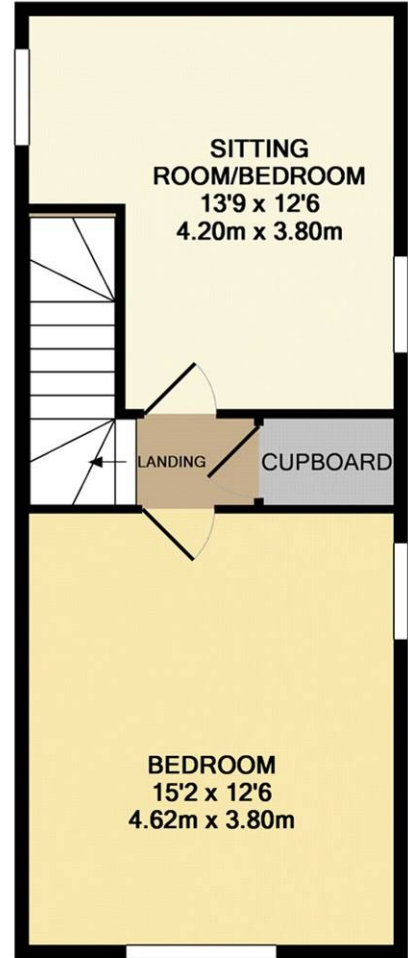




ENTRANCE FLOOR
APPROX. FLOOR
AREA 46 SQ.FT.
(4.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 987 SQ.FT. (91.7 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
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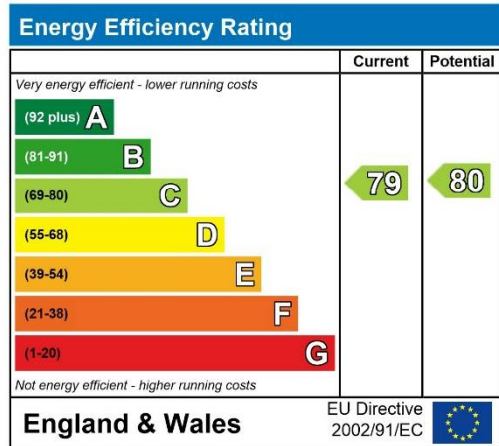
Energy Performance Certificate



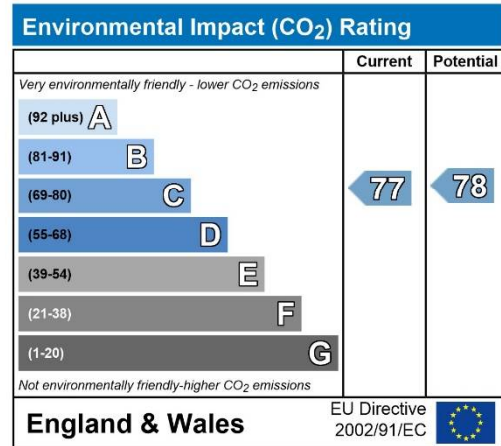
108, Middle Wall
WHITSTABLE
CT5 1BW

Dwelling type: Top-floor maisonette
Date of assessment: 25 February 2011
Date of certificate: 26 February 2011
Reference number: 8169-6222-8950-0415-7922
Type of assessment: RdSAP, existing dwelling
Total floor area: 86m²

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.



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.



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	157 kWh/m ² per year	152 kWh/m ² per year
Carbon dioxide emissions	2.2 tonnes per year	2.2 tonnes per year
Lighting	£77 per year	£52 per year
Heating	£341 per year	£346 per year
Hot water	£114 per year	£114 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.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving 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.