

HARVEY   
RICHARDS  
& WEST  
ESTATE AGENTS



**Albert Street, Whitstable, CT5**

**Stunning two-bedroom Fisherman's Cottage arranged over two floors with a beautiful sunny rear garden in the heart of Whitstable town centre.**

**£420,000**




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



## Albert 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.



Harvey Richards & West are delighted to offer for sale this beautiful two-bedroom fisherman's cottage located on Albert Street in the heart of Whitstable's popular conservation area. The property is positioned close to harbour street with its abundance of independently run boutiques, cafes and restaurants and only a short stroll to the beach front. Well maintained by the current owner this property still retains many period features throughout which all add to the charm and character.

Once through the front door you enter into the main reception area. This bright and airy open plan space is split in two with an open stair case. To the front of the property there is a dining area with has a large sash window filling the room with light. Beyond the staircase is the main sitting area which centres around a working wood burning stove. An exposed brick wall runs the length of the room and is a lovely feature. There is a door in the living area leading straight out to the garden.

The kitchen is fitted with stylish grey shaker units and has a solid wood work top and Belfast sink, there is also another door in this room leading to the garden. Beyond the kitchen is a very handy downstairs utility room which currently houses a W/C and could easily lend itself to be converted into a second bathroom (subject to the necessary approvals).

Both bedrooms are found on the first floor and are good size doubles. The bedroom to the front of the property has a large box sash window filling the room with light and a handy built in storage cupboard. The master bedroom to the rear benefits from access to the stylish main bathroom which houses a three-piece bathroom suite and overhead shower.

The beautiful rear garden has been well looked after by the current owner and is a wonderful sun trap. Mostly laid to lawn with a small decked area this is a fantastic space which is enclosed by an abundance of mature plants, trees and shrubbery.

Tenure: Freehold

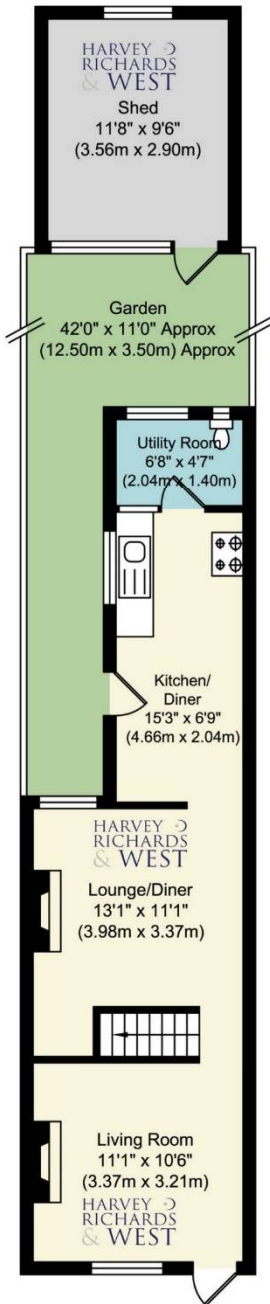
Council Tax: Band B

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









Ground Floor  
 Approximate Floor Area  
 505.00 sq. ft.  
 (46.90 sq. m)



First Floor  
 Approximate Floor Area  
 324.00 sq. ft.  
 (30.10 sq. m)

**TOTAL APPROX FLOOR AREA 829.00 SQ. FT. (AREA 77.00 SQ. M)**

While 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 misstatement. 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.rhw.co.uk

## Energy performance certificate (EPC)

94 Albert Street WHITSTABLE CT5 1HT	Energy rating <b>D</b>	Valid until: <b>8 August 2032</b> Certificate number: <b>0619-3019-4208-2552-1204</b>
---	---------------------------	--

Property type: Mid-terrace house

Total floor area: 69 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60