

HARVEY 
RICHARDS
& WEST
ESTATE AGENTS



Albert Street, Whitstable, CT51HP

Fantastic two bedroom end of terrace, freehold maisonette located on Albert Street, less than 100 yards from Harbour Street. CHAIN FREE

£315,000



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



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 and West are delighted to offer for sale this fantastic two bedroom ground and first floor freehold Maisonette, located on Albert Street in the heart of Whitstable's popular conservation area. Perfectly situated 100 yards from Harbour Street and only 400 yards from the beach this property is wonderfully located for those looking for a coastal home close to all the local amenities.

The fabulous property was built around 1890 and still offers an array of period features, with high ceilings, a working fire place and sash windows. Benefitting from its end of terrace position, this house also offers a lot more space than the average property on Albert Street with larger dimensioned rooms.

On the ground floor there is a very large spacious living/dining area, well designed with an open plan layout. This room is a fantastic space to relax. The newly fitted kitchen at the rear of the property has plenty of storage and ample worktop space. The back door allows access to the large decked courtyard garden, which offers a shed fully fitted with electric and a side gate with access to the alleyway.

There is also a spacious family bathroom that can be found on the ground floor, with a modern white suite, bath with shower and floor to ceiling tiling.

The two double bedrooms upstairs are a very good size, with the front bedroom having built-in storage, a fireplace and a large sash window.

Living room (25'0 x 13'5)

Kitchen (11'1 x 8'9)

Bathroom (10'6 x 5'7)

Garden (24'7 x 13'5)

Bed 1 (13'5 x 10'7)

Bed 2 (10'10 x 10'5)

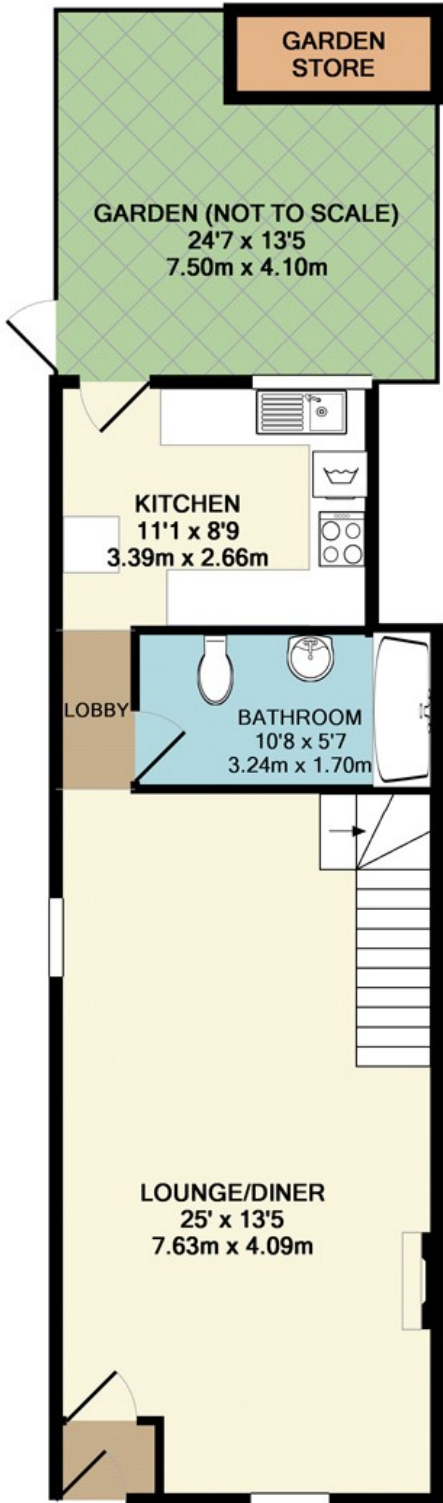
Tenure: Freehold

Council Tax: Band A

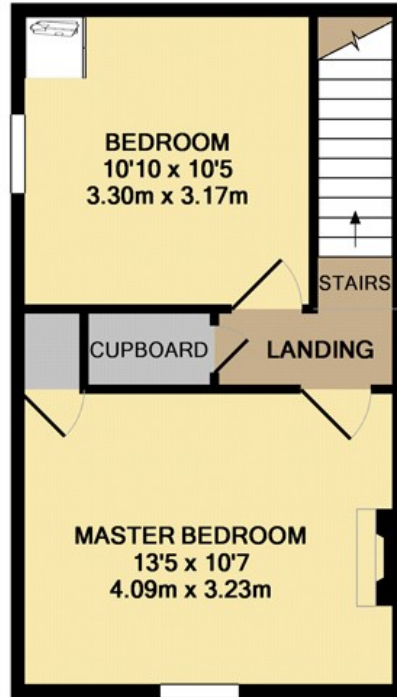
Note : The top floor flat above this property accesses their door through the garden of this property.







GROUND FLOOR



1ST FLOOR



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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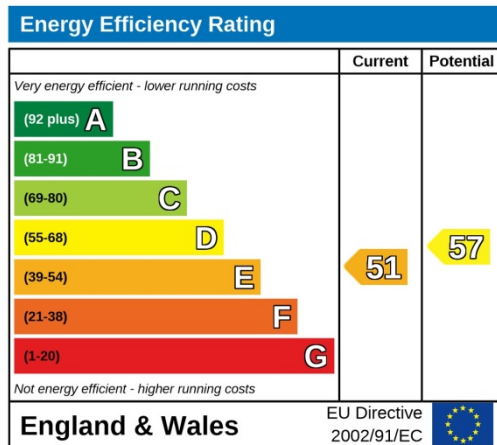
Energy Performance Certificate



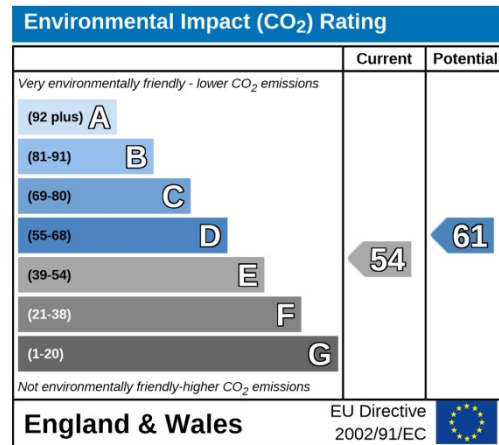
1a, Albert Street
WHITSTABLE
CT5 1HP

Dwelling type: End-terrace house
Date of assessment: 17 August 2011
Date of certificate: 17 August 2011
Reference number: 9138-7047-6248-8199-3900
Type of assessment: RdSAP, existing dwelling
Total floor area: 85m²

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	324 kWh/m ² per year	283 kWh/m ² per year
Carbon dioxide emissions	4.4 tonnes per year	3.8 tonnes per year
Lighting	£83 per year	£45 per year
Heating	£875 per year	£799 per year
Hot water	£121 per year	£107 per year

You could save up to £128 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.