

# HARVEY RICHARDS & WEST

ESTATE AGENTS



## **Norfolk Street, Whitstable, CT5**

**A charming two bedroom terrace property located on Norfolk Street, 10 minutes walk from Whitstable's town centre. The property benefits from a recently extended kitchen and a large upstairs bathroom.**

**£340,000**



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## Norfolk 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 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.

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 very attractive, remodelled, mid terrace property located on Norfolk Street just outside Whitstable town centre. This two bedroom house is arranged over two floors and is less than 0.7 miles away from Whitstable's main line train station. The high street is approximately a 500m walk and the Whitstable sea front is under half a mile away.

Overflowing with charm this house has been beautifully refurbished by the current owner. The property is located close to the town centre and benefits from excellent presentation and it's own private courtyard garden, this a lovely home and must be viewed!

Once through the front door you enter into a hallway. On the ground floor there is an open plan living area which was originally two separate rooms. This fantastic space is extremely bright and airy with a large window to the front and a door to the rear providing access to the garden. The kitchen has recently been extended with a glazed rear addition letting in plenty of light; it is fitted with stylish modern units and has room for a small breakfast table. There is also a set of French doors that lead out to a pretty and well maintained courtyard garden.

On the first floor there are two bedrooms, the master bedroom is found to the front of the property. This large bedroom still retains many period features, with picture rails, cast iron fireplace and new built in wardrobes. The second double bedroom again has a cast iron fireplace and a new built in wardrobe. The large family bathroom is also found on the first floor. It is extremely spacious with a modern white three piece bathroom suite and overhead shower.

The pretty rear garden is accessed via patio doors at the end of the kitchen. They open out on to a patio area which is fantastic for entertaining in the summer months. The garden is laid to lawn and enclosed by a painted fence with a convenient side gate to the alleyway allowing direct access to the garden.

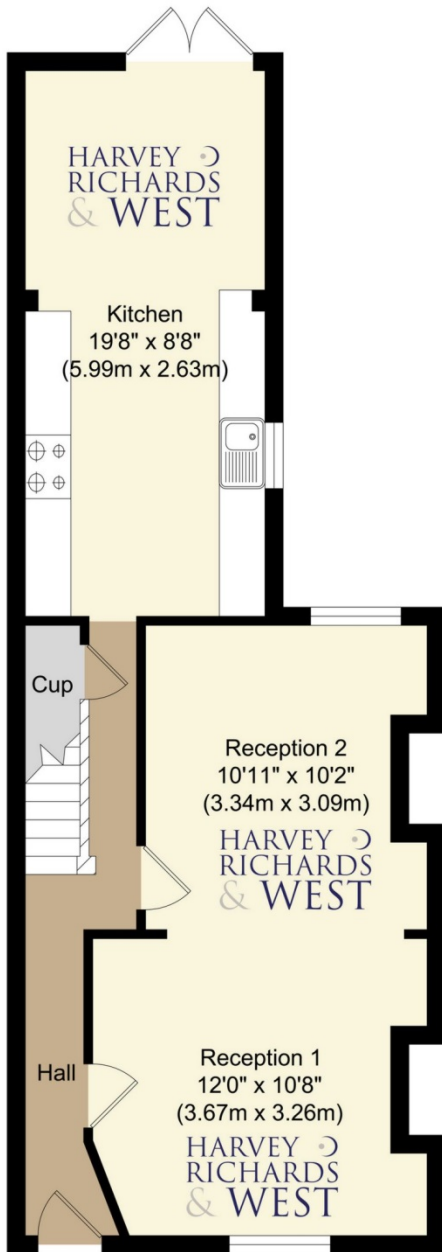
Tenure: Freehold

Council Tax: Band B

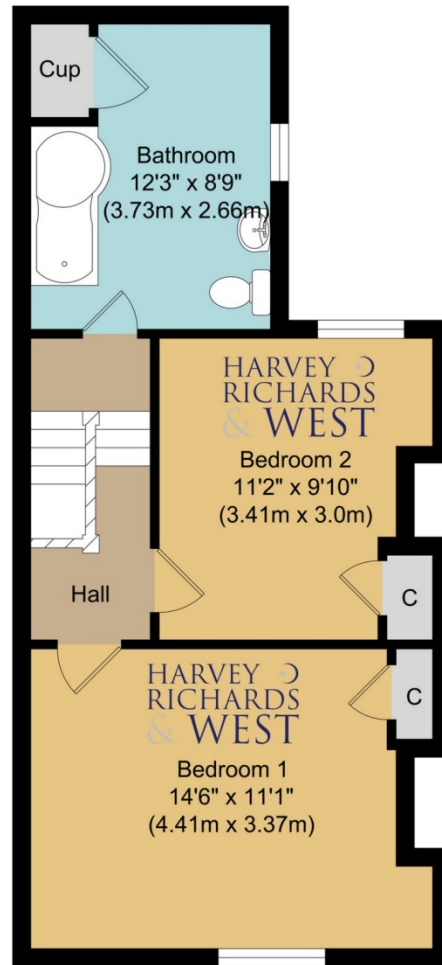








Ground Floor  
 Approximate Floor Area  
 478.13 sq. ft.  
 (44.42 sq. m)



First Floor  
 Approximate Floor Area  
 412.79 sq. ft.  
 (38.35 sq. m)

TOTAL APPROX FLOOR AREA 890.92 SQ. FT. (AREA 82.77 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

4, Norfolk Street, WHITSTABLE, CT5 4HB

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 02 December 2014  
**Date of certificate:** 02 December 2014


**Reference number:** 0228-4947-7292-3704-4910  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 81 m<sup>2</sup>

### 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

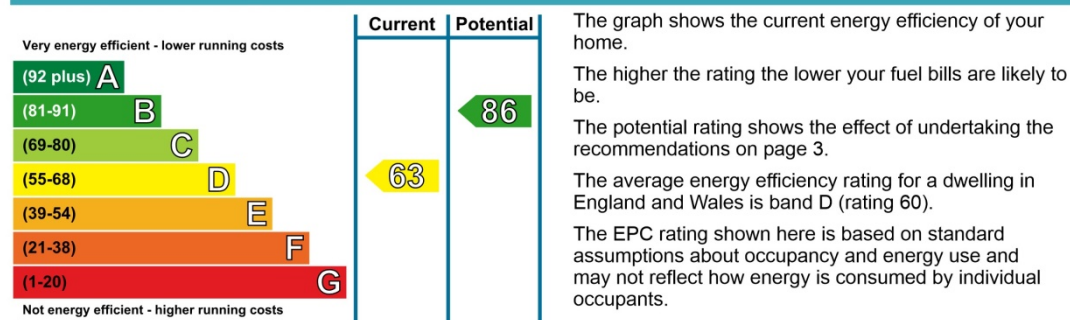
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,517</b>
<b>Over 3 years you could save</b>	<b>£ 900</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 153 over 3 years	
Heating	£ 2,034 over 3 years	£ 1,260 over 3 years	
Hot Water	£ 285 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 2,517</b>	<b>£ 1,617</b>	

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



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 84
2 Internal or external wall insulation	£4,000 - £14,000	£ 471
3 Floor Insulation	£800 - £1,200	£ 87

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](http://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.