

HARVEY RICHARDS & WEST ESTATE AGENTS



Westgate Terrace, Whitstable, CT5

Stunning five-bedroom, three storey terraced property located opposite Whitstable Harbour which also benefits from private off-street parking.

£750,000






Westgate Terrace, 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.

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 superb five-bedroom terraced property located on Westgate Terrace in the heart of Whitstable's popular conservation area. Arranged over three floors, this well-proportioned home is superbly located opposite the famous Whitstable Harbour and close to the main High Street. Whitstable's main line station is also only 0.4 miles away, great for those looking to commute.

This beautiful Edwardian home still retains many period features, such as refinished antique pine flooring throughout, as well as benefiting from a south facing garden and off-street parking. The current owners have recently transformed the kitchen as well as fitting full width doors which lead out to the garden. Incredibly spacious this property would make a fantastic large family or home, or alternatively provide plenty of space for at home working.

The property is set back from the street behind a small front garden. Once through the elegant stained glass front door you enter into a spacious hallway which all the rooms lead from. The two main reception rooms have been opened up to create a bright and spacious living space, with two fireplaces one with a new wood burning stove, a bay window and french doors. An opening leads through to the recently refurbished kitchen/diner. This fantastic room has been fitted with new modern kitchen units. The dining area is full of character with an exposed brick chimney breast and another bay window. There is also a handy W/C under the stairs.

On the first floor there are three double bedrooms. The master bedroom, to the front of the property, measures approximately 19'10 x 19'2. This generously sized bedroom is currently used as a reception room and has a 3 meter built in wardrobe, a bay window and a full height window, which both flood the room with light, there is also a feature fireplace. The second bedroom also has a fireplace and built in wardrobes. The final bedroom on this floor is currently used as the owner's art studio, located at the back of the property. This room has the added benefit of french doors leading out onto a timber balcony. The family bathroom and separate W/C is also found on this floor. The bathroom houses a free-standing bath and overhead shower along with a vanity unit sink and the toilet is found in the adjacent room.

On the second floor the remaining two bedrooms are found, both rooms are of good sizes, the larger of the two rooms has a Velux window in addition to the original dormer. There is also a very handy large eaves storage space on this floor which measures approximate 31.5 sq. meters and has been boarded out.

The beautiful rear garden which is south facing and well maintained by the current owners, can be accessed via french doors in the second reception room or by the full width doors in the kitchen which lead out on to the decking area. This low maintenance garden is part paved and part shingle. Behind the garden there is a parking area which is accessed via Cromwell Road.

Tenure : Freehold

Council Tax : Band D









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

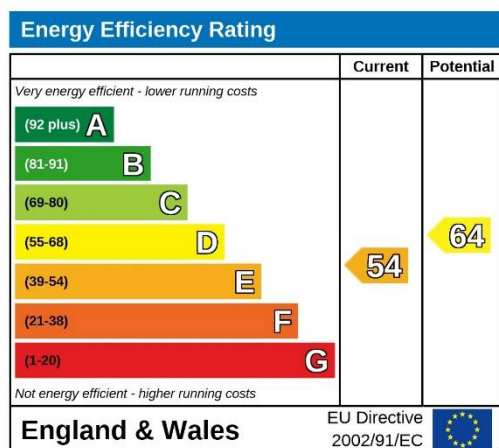
Energy Performance Certificate



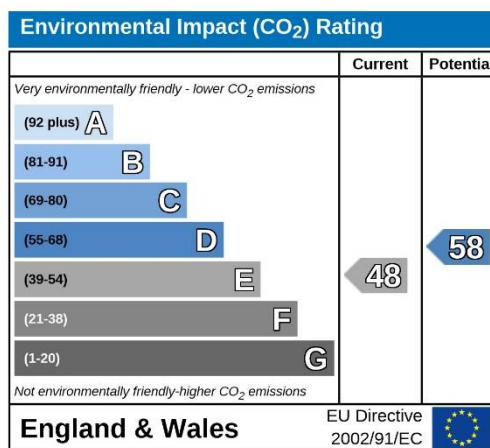
5, Westgate Terrace
WHITSTABLE
CT5 1LB

Dwelling type: Mid-terrace house
Date of assessment: 06 June 2011
Date of certificate: 06 June 2011
Reference number: 8109-1368-8729-1106-2693
Type of assessment: RdSAP, existing dwelling
Total floor area: 167m²

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	264 kWh/m ² per year	203 kWh/m ² per year
Carbon dioxide emissions	8.5 tonnes per year	6.6 tonnes per year
Lighting	£133 per year	£67 per year
Heating	£1,354 per year	£1,085 per year
Hot water	£101 per year	£90 per year

You could save up to £347 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.