

HARVEY RICHARDS & WEST ESTATE AGENTS



The Cottage, Sea Street, Whitstable, CT5

Fantastic one bedroom freehold property located on Sea Street benefiting from a court yard garden.

£275,000



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The Cottage, Sea 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 fantastic one bedroom freehold property located on Sea Street in the heart of Whitstable's popular conservation area. Arranged over two floors, this wonderful period property would make a fantastic home or even a great investment opportunity. Perfectly situated a stone's throw from the beach and a short walk from the main line train station, this is one not to be missed.

Accessed via the original brick arched entrance way, you enter into the paved courtyard. Once through the front door there is an entrance hall with a storage cupboard. The double bedroom which is located on the ground floor is a good sized room and has a built-in wardrobe and a door leading out to the courtyard. The bathroom is also found on the ground floor and currently houses a three piece bathroom suite with an overhead shower.

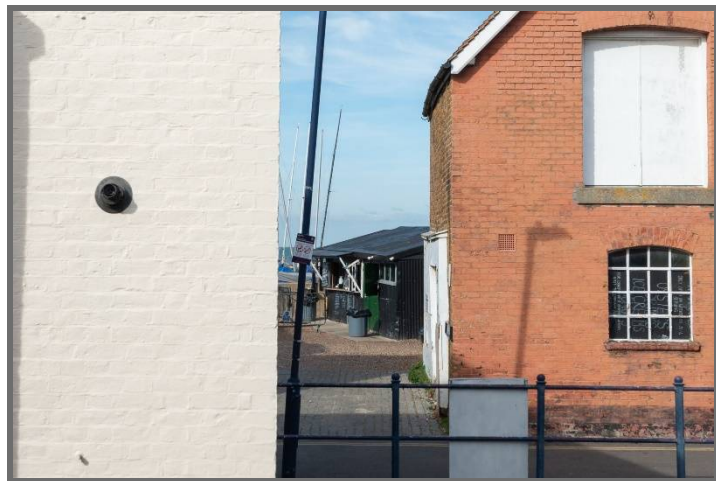
The staircase leads to the first floor kitchen and reception room. The kitchen is fitted with base units and eye level open shelving. The reception room which measures 14'5 x 10'5 is a cosy room with space for both a sitting area and a small dining table.

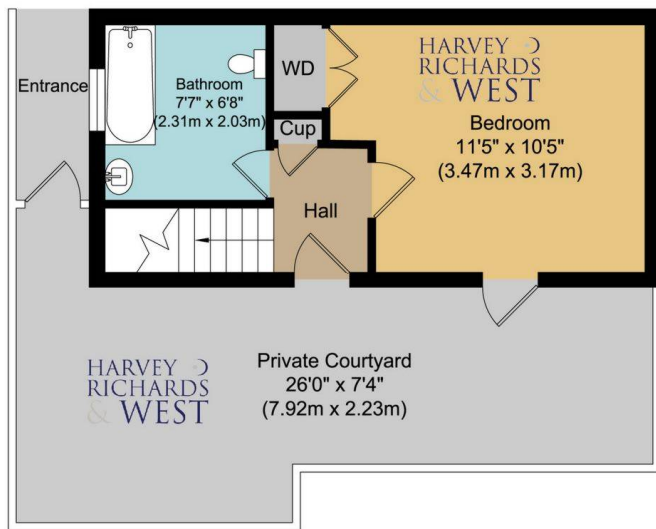
For more information or to arrange a viewing please call Harvey Richards & West on 01227 771196.

Tenure: Freehold

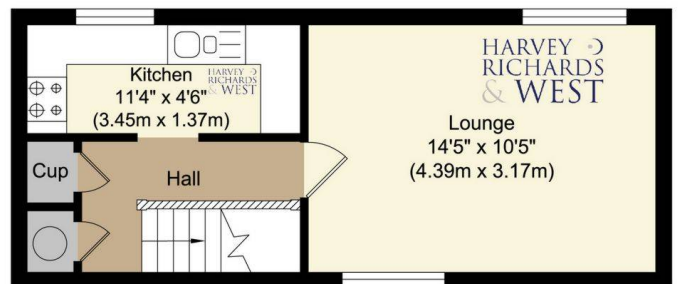
Council Tax : Band A







Ground Floor
Approximate Floor Area
228.94 sq. ft.
(21.27 sq. m)



First Floor
Approximate Floor Area
266.62 sq. ft.
(24.77 sq. m)

TOTAL APPROX FLOOR AREA 495.67 SQ. FT. (AREA 46.05 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 (EPC)

The Cottage
Sea Street
WHITSTABLE
CT5 1AN

Energy rating

F

Valid until: 13 October 2031

Certificate number: 9339-6320-6109-0674-0292

Property type

Semi-detached house

Total floor area

47 square metres

Rules on letting this property



You may not be able to let this property

This property has an energy rating of F. 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>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F. 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		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 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