

HARVEY RICHARDS & WEST ESTATE AGENTS



Argyle Road, Whitstable, CT5

Fantastic four bedroom detached property with off street parking located on Argyle Road just off Whitstable's popular high street.

£750,000



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Argyle Road, 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 wonderful detached four bedroom property located on Argyle Road, just off Whitstable high street. It is positioned in the heart of Whitstable's popular conservation area, a stone's throw from the shops, a short walk to the beach and the main line train station is located less than 0.4 miles away, perfect for those who need to commute. With the added benefit of off street parking which is extremely hard to come by for a property so central, this really is one not to be missed.

This beautiful home was built in 2017 to a very high standard and has since been lovingly maintained by the current owners. Extremely spacious and arranged over multiple levels this bright and airy home has a lot to offer. Once through the front door you enter in to the downstairs hallway which also has a handy W/C. The kitchen is on this level and is beautifully designed with a breakfast bar and small seating area. This bright room has a large full height window and top of the range built in appliances.

A short flight of stairs leads you to the second part of the split level ground floor. This large and spacious room is currently used as both a living room and formal dining area and has full width bi-folding doors leading out to the raised decking in the courtyard garden.


All four bedrooms are found on the floors above, with two of the larger rooms benefiting from their own en-suite shower rooms. There is also a family bathroom with a three piece bathroom suite and overhead shower.

The rear courtyard garden, has a raised decking area, perfect for outdoor dining. A small flight of stairs leads down to the patio area which is fully enclosed and has a gate providing side access. There is also a large lockable underdeck storage area perfect for housing beach equipment.

Tenure: Freehold

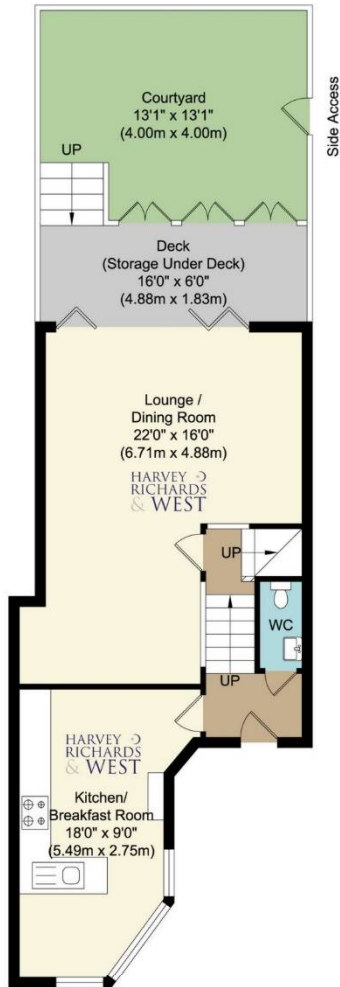
Council Tax: Band E

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

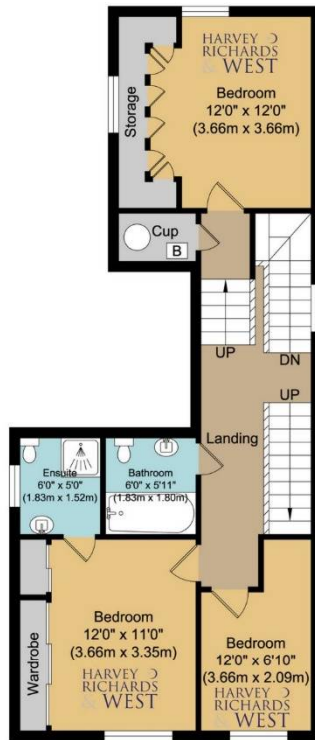




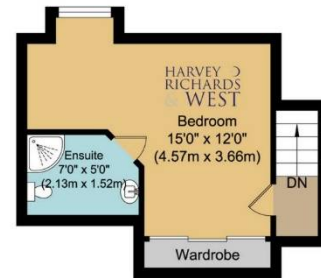




Ground Floor
 Approximate Floor Area
 547.56 sq. ft.
 (50.87 sq. m)



First Floor
 Approximate Floor Area
 592.87 sq. ft.
 (55.08 sq. m)



Second Floor
 Approximate Floor Area
 217.86 sq. ft.
 (20.24 sq. m)

TOTAL APPROX FLOOR AREA 1358.29 SQ. FT. (AREA 126.19 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)

3a, Argyle Road WHITSTABLE CT5 1JS	Energy rating B	Valid until: 10 December 2027 Certificate number: 9050-3859-7923-9493-7565
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Property type

Detached house

Total floor area

137 square metres

Rules on letting this property

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

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 B. 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	90 B	91 B
69-80	C		
55-68	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