

# HARVEY RICHARDS & WEST

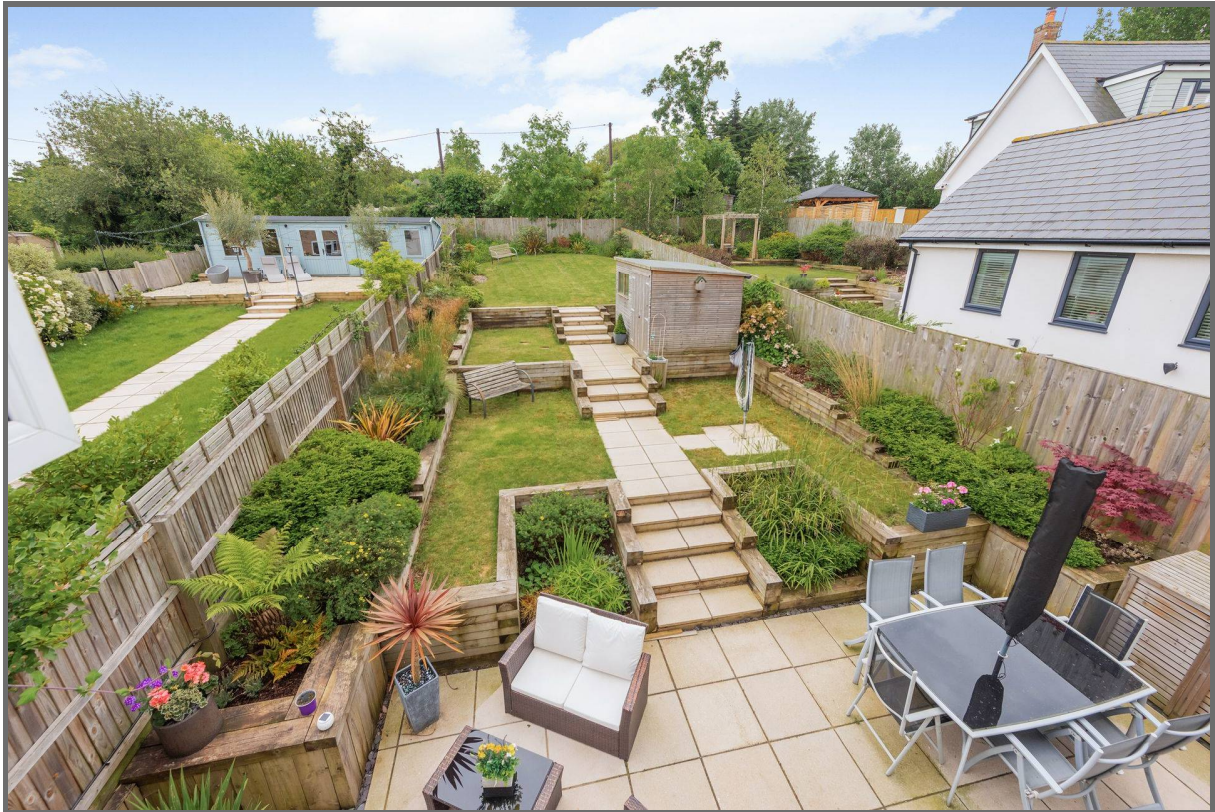
ESTATE AGENTS



## **Dargate Road, Whitstable, CT5**

**Beautiful four bedroom detached property with off street parking and a 100ft rear garden.**

**£730,000**



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



## Dargate 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.

Harvey Richards & West are delighted to offer for sale this superb four bedroom detached property located on Dargate Road, just outside Whitstable. Built in 2019 this wonderful home has been finished to the highest of standards throughout and sits on a wonderful generously sized plot. With underfloor heating, luxury bathrooms and a stylish kitchen this is one not to be missed. Located just outside Whitstable and only a short drive to the Cathedral City of Canterbury, this home is well positioned and close to all the local amenities.

The property itself is set back from the street behind a large gated driveway. Once through the front door you step in to the spacious lobby which has plenty of room for shoes and coats, from there you then lead in to the large entrance hall. A set of double oak door opens in to the main reception room which is located at the front of the house, this large room has dual aspect windows which flood the room with light. There is a handy downstairs W/C off the hallway and a well-equipped utility room off the kitchen. The large open plan kitchen diner is located to the rear of the house. This fantastic space is fitted with modern gloss kitchen units and a wonderful breakfast island. There is plenty of space for a large dining table and chairs making this a wonderful hub of the home. Bi-folding doors stretch the width of the dining area and open out on to the garden.

All four bedrooms are found on the first floor. The fantastic spacious master bedroom is located to the front of the property and benefits from its own en-suite shower room, built in wardrobes and a large window which helps to create a light bright and airy room. There are a further two good sizes double bedrooms and a well-proportioned single bedroom. The family bathroom is also found on this floor and houses a three piece bathroom suite and overhead shower.

The lovely landscaped rear garden measures an impressive 100ft, and is a mix of lawn, patio and raised planters. Designed over three individual levels with a path running up the centre this is a fantastic space to relax. Bi-folding doors in the kitchen lead out to the large patio area perfect for outdoor dining during the summer months. A useful shed is located midway up the garden great for storing bikes and garden equipment.

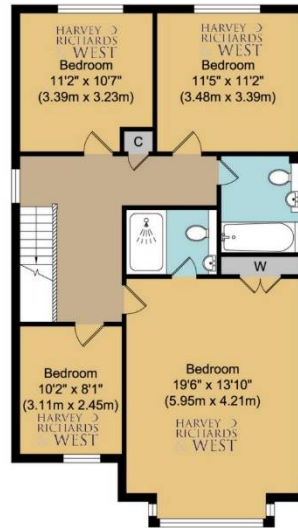
To the front of the property there is a large gated driveway with enough space for up to six cars and the garden also benefits from double side access.

Tenure : Freehold

Council Tax : E







Ground Floor  
 Approximate Floor Area  
 844.96 sq. ft.  
 (78.50 sq. m)



First Floor  
 Approximate Floor Area  
 844.96 sq. ft.  
 (78.50 sq. m)

**TOTAL APPROX FLOOR AREA 1685.00 SQ. FT. (AREA 157.00 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 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. www.ricwest.co.uk

## Energy performance certificate (EPC)

87, Dargate Road Yorklets WHITSTABLE CT5 3AG	Energy rating <span style="font-size: 2em; font-weight: bold;">B</span>	Valid until: <b>2 September 2028</b> <hr/> Certificate number: <b>8398-7031-6950-3037-5902</b>
Property type	Detached house	
Total floor area	156 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 rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60

