

HARVEY
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ESTATE AGENTS



Manor Road, Whitstable, CT5

Fantastic four bedroom link-detached chalet bungalow offered for sale chain free with a large rear garden, garage and off street parking.

£600,000




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



Manor 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 chalet bungalow located on Manor Road in the centre of Tankerton. Well positioned close to Tankerton high street with its array of shop and cafes and only a short walk to the beach front this lovely property would make a wonderful family home. Offered for sale chain free this is definitely one not to be missed.

The property itself and the garage are set back from the road behind a good size drive way providing off street parking for 3 - 4 cars. Once through the front door you enter in to a spacious hallway with plenty of room for shoes and coats. One of the four bedrooms is located on the ground floor and measures 10'5 x 9'2. There are two reception rooms, one of which is currently used as the dining room, as well as a lovely light conservatory, handy downstairs W/C and kitchen. The kitchen is fitted with both wall and base units and has a door leading out to the garden.


Three of the four bedrooms are found on the first floor along with the family bathroom. The master bedroom to the rear of the property benefits from its own en-suite shower room. The family bathroom is fitted with a three-piece bathroom suite and overhead shower.

The rear garden is accessed via both the kitchen and the conservatory as well as benefitting from side access from the driveway. Mostly laid to lawn the garden has a number of flower beds lining the borders and it's a lovely place to relax during the summer months.

Tenure: Freehold

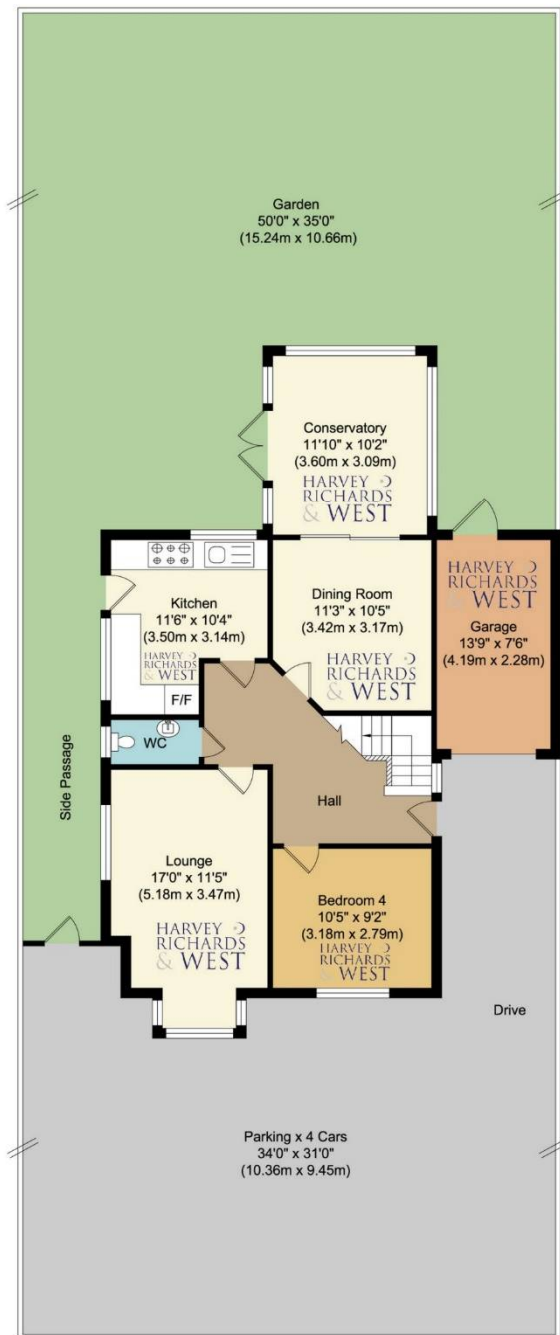
Council Tax: Band D

For more information or to arrange a viewing please do not hesitate to contact Harvey Richards & West.

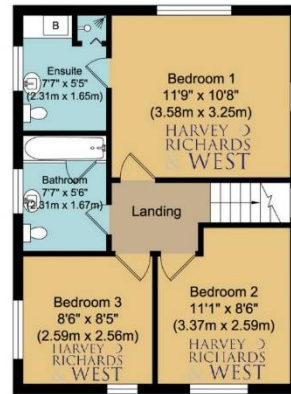








Ground Floor
Approximate Floor Area
858.63 sq. ft.
(79.77 sq. m)



First Floor
Approximate Floor Area
424.95 sq. ft.
(39.48 sq. m)

TOTAL APPROX FLOOR AREA 1283.59 SQ. FT. (AREA 119.25 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.hrwest.co.uk

Energy performance certificate (EPC)

34 Manor Road WHITSTABLE CT5 2JT	Energy rating D	Valid until: 10 July 2034
		Certificate number: 0310-2209-8330-2994-4975

Property type	Detached house
Total floor area	100 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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