

HARVEY RICHARDS & WEST ESTATE AGENTS



Argyle Road, Whitstable, CT5

Lovely two-bedroom terrace property located moments from Whitstable High Street and a short walk to the beach front.

£425,000




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



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.



Harvey Richards & West are delighted to offer for sale this beautifully presented two-bedroom, mid terrace cottage positioned in the heart of Whitstable's popular conservation area. The property is conveniently located just a moments walk from Whitstable's bustling high street with its array of independently run restaurants, boutiques and cafes and only a short walk to the beach front. This fabulous home would suit anyone wishing to be within the middle of town centre and close to the seaside and also benefits from being offered for sale chain free.

This charming home still maintains many of its original period features and is stylishly presented throughout. Upon entering the property through the pink front door, you step into the front room which is beautifully decorated. There is an attractive brick fireplace with a wood burning stove which gives a wonderful focal point along with an inviting and cosy feel to the room. As you walk through the property, the staircase is on your right, leading up to the first floor. As you continue through, you enter a light and airy dining room which is open plan and flows effortlessly through to the kitchen. The dining room has a brick fireplace, panelled walls and exposed floorboards.

The well-presented kitchen is fitted with wooden butcher's block worktops and a mixture of grey and white cabinets all of which maintain the stylish theme which runs through the whole house. Above the white butler sink, there is a large, bright window filling the room with light. The kitchen has room for a dishwasher, washer machine and a six-burner oven. Behind the kitchen there is a very handy downstairs shower room which is fitted with a walk-in shower and has modern tiling on both the floor and walls.

The staircase which has stunning exposed brickwork leads up to the first floor. There are two double bedrooms, both beautifully decorated. The master bedroom benefits from a spacious en-suite bathroom which houses a large bath, WC, shower unit and basin. The airing cupboard is positioned behind a wooden door in the bathroom, which is where the boiler is located.

The rear garden is accessed via a door positioned between the kitchen and downstairs shower room. This south facing garden is a wonderful suntrap and designed to be extremely low maintenance. There is raised decking towards the back, a great spot for relaxing in good weather.

This is a fabulous seaside property which would make a wonderful family home or a stylish and relaxing holiday home.

Tenure: Freehold

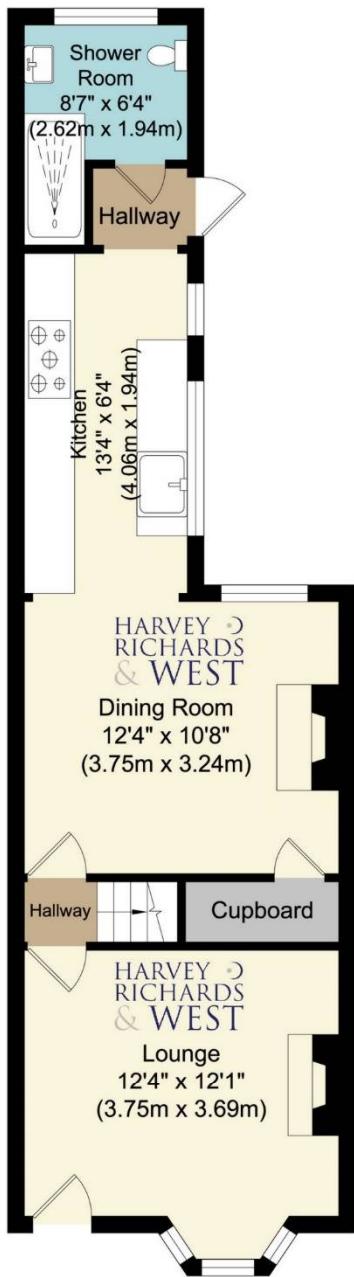
Council Tax: Band B

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

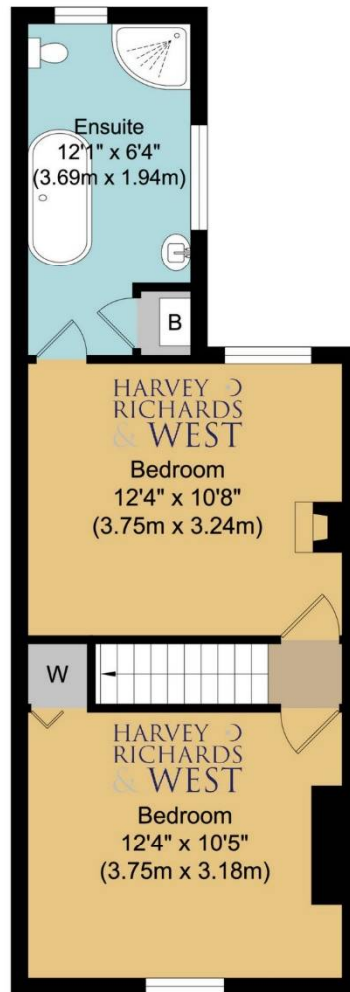








Ground Floor
Approximate Floor Area
448.00 sq. ft.
(41.60 sq. m)



First Floor
Approximate Floor Area
377.00 sq. ft.
(35.00 sq. m)

TOTAL APPROX FLOOR AREA 825.00 SQ. FT. (AREA 76.60 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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)			
20, Argyle Road WHITSTABLE CT5 1JS	Energy rating E	Valid until:	1 March 2027
		Certificate number:	0228-4046-6237-4593-3970
Property type	Mid-terrace house		
Total floor area	80 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 E. It has the potential to be C.

[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

