

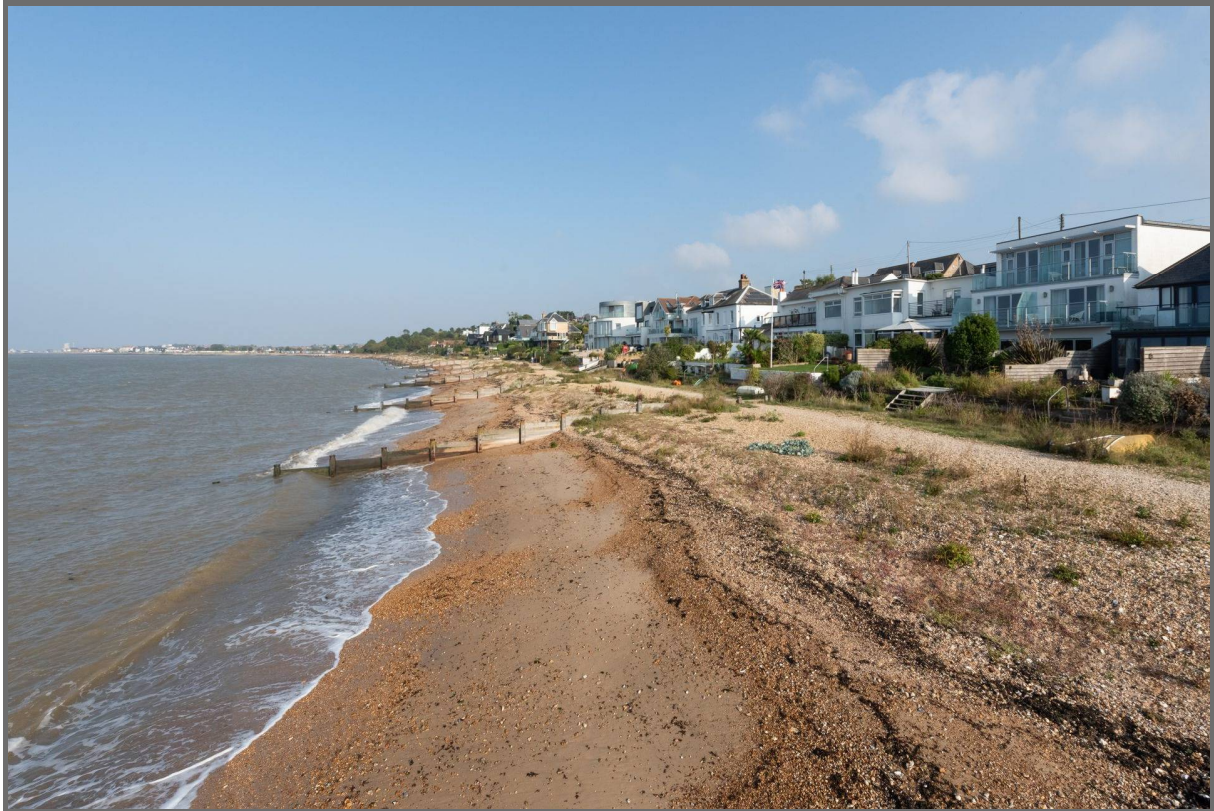
HARVEY 
RICHARDS
& WEST
ESTATE AGENTS



Starboard House, Admiralty Walk, Whitstable, CT5

Stunning four-bedroom semi-detached beach front property arranged over three floors with direct beach access and benefiting from off street parking.

£960,000




Harvey Richards & West Sales Ltd for themselves and for the Vendors of 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



Starboard, Admiralty Walk, 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 Starboard House, a four-bedroom semi-detached beach front property located on the popular Admiralty Walk, just outside of Whitstable town centre. Positioned just off Joy Lane this beautiful home is arranged over three floors and benefits from off street parking and the most beautiful far reaching sea views. Built in 2012 this stunning property has been lovingly maintained by the current owners and is definitely one not to be missed.


The property itself is set back from the street behind a multi-level mature front garden. A small flight of garden steps leads down to different levels, which have all been landscaped to create a beautiful outdoor space. A shared raised timber walkway leads across to the first floor front door.

Once through the front door you enter in to a large spacious hallway with plenty of room for shoes and coats. On this level there are two great size double bedrooms, the master bedroom is the larger of the two rooms and benefits from its own en-suite bathroom which houses a three-piece bathroom suite and overhead shower. This spacious bedroom also has full width glass doors leading out on to a private balcony which has stunning views across Seasalter Beach. The remaining two bedrooms are found on the second floor and are again both good size double rooms. Both rooms have built in wardrobes and access to their own balconies, with one overlooking the front garden and the other overlook the beach. The family bathroom on this level houses a walk in shower, sink and W/C.

The ground floor of the property is home to the main living area; this beautiful space has been cleverly designed with an open plan layout making the most of the stunning far reaching sea view and providing plenty of storage. The beautiful modern kitchen has sleek units and integrated appliance as well as a handy breakfast bar and plenty of cupboard space. With room for a large dining table as well as a living area this really is the heart of the home. Full width bi-folding door open out to the rear garden and provide unbeatable views across Seasalter beach. During the summer month this space seamlessly transitions between indoor and outdoor living.

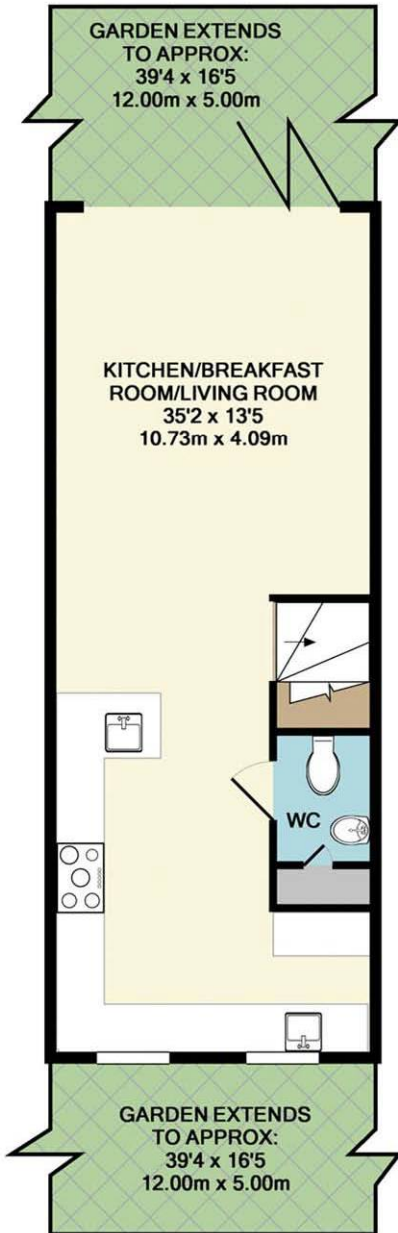
This stunning rear garden leads directly on to Seasalter beach and has been designed to effortlessly blend in with its surrounds. A large decking area provides plenty of space for outdoor entertaining. For more information or to arrange a viewing please contact Harvey Richards & West.

Tenure: Freehold
Council Tax: Band E

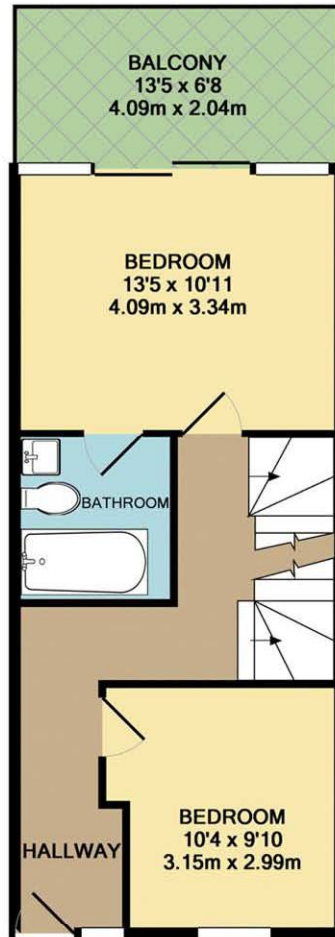




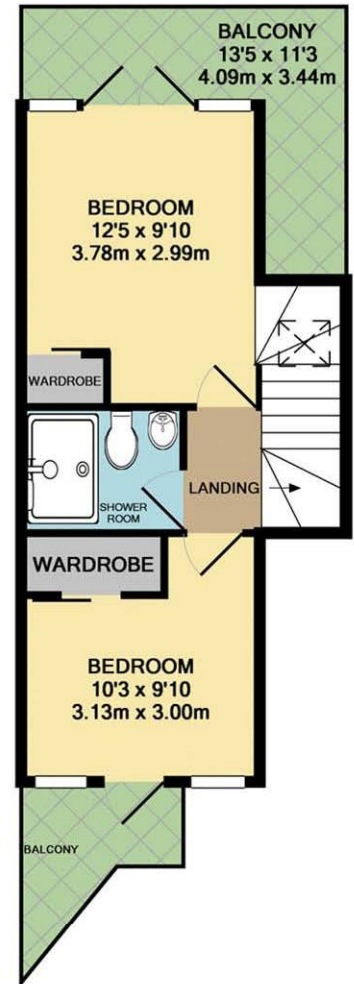




GROUND FLOOR
APPROX. FLOOR
AREA 472 SQ.FT.
(43.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1210 SQ.FT. (112.4 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

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Energy performance certificate (EPC)

26 Admiralty Walk WHITSTABLE CT5 4ET	Energy rating D	Valid until: 29 January 2034
		Certificate number: 2554-3034-3209-2294-1204

Property type	Semi-detached house
Total floor area	112 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 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