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ESTATE AGENTS



**Nelson Road, Whitstable, CT5**

**Fantastic detached two bedroom chalet bungalow with off street parking and a garden located in the heart of Whitstable's popular conservation area.**

**£500,000**



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



## Nelson 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 wonderful detached chalet bungalow located on Nelson Road in the heart of Whitstable's popular conservation area. This lovely two-bedroom property is arranged over two floors and set on a good size plot. Conveniently located between Whitstable's bustling high street and the picturesque beach front this property is perfect for those looking to live in the town centre close to all local amenities.

The property itself is set back from the street behind a good size drive way providing off street parking, which is so hard to come by in such a central location. The entrance to the property is located to the side, once through the front door you enter in to a 'L' shaped hallway with plenty of room for shoes and coats. An open plan living room/dining room is found to the front of the property, this spacious room has two large windows flooding the room with light and a staircase to the first floor. The kitchen is located in the centre of the property and is fitted with modern units and integrated appliances. There is also a handy utility room off the kitchen, perfect for housing white goods, which also leads out to the garden. There is a good size double bedroom on the ground floor overlooking the garden as well as a family bathroom fitted with a three-piece bathroom suite and overhead shower.

On the first floor there is a large bedroom spanning the length of the property. This large space is used by the current owner as two-bedroom areas, divided by a handy upstairs W/C. Such a great space this room has a lot of potential.

The rear garden has been lovingly maintained by the current owner and is accessed via the utility room or via the side access way. A lovely patio area provides plenty of space for a garden table and chairs and abundance of mature bushes, plants and trees create a wonderful outside space to enjoy. To the end of the garden there is also a summer house with power and light, perfect for storing beach equipment or even use as a garden office.

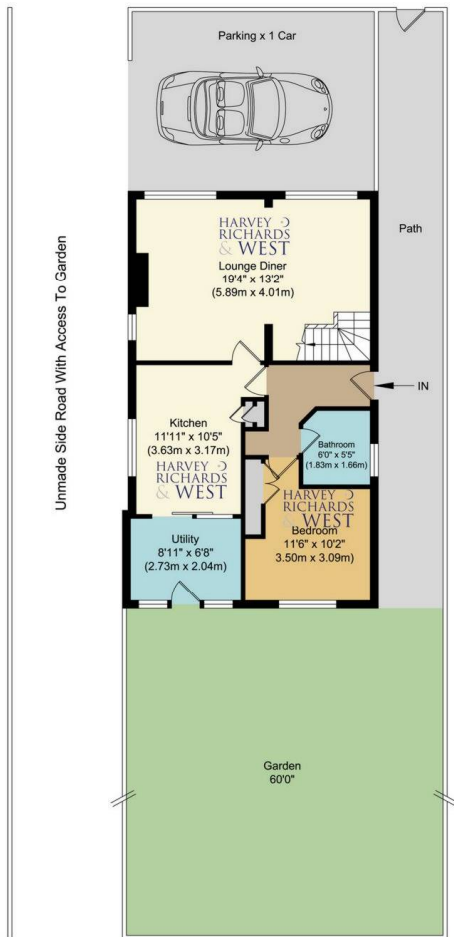
Tenure: Freehold

Council Tax: Band C

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







**Ground Floor**  
 Approximate Floor Area  
 621.50 sq. ft.  
 (57.74 sq. m)



**First Floor**  
 Approximate Floor Area  
 248.96 sq. ft.  
 (23.13 sq. m)



**Outbuilding**  
 Approximate Floor Area  
 100.42 sq. ft.  
 (9.33 sq. m)

**TOTAL APPROX FLOOR AREA 970.90 SQ. FT. (AREA 90.20 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)

1a Nelson Road WHITSTABLE CT5 1DP	Energy rating	Valid until: <b>25 November 2034</b>
	<b>D</b>	Certificate number: <b>9320-2526-9490-2524-0431</b>

Property type	Detached house
Total floor area	76 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		