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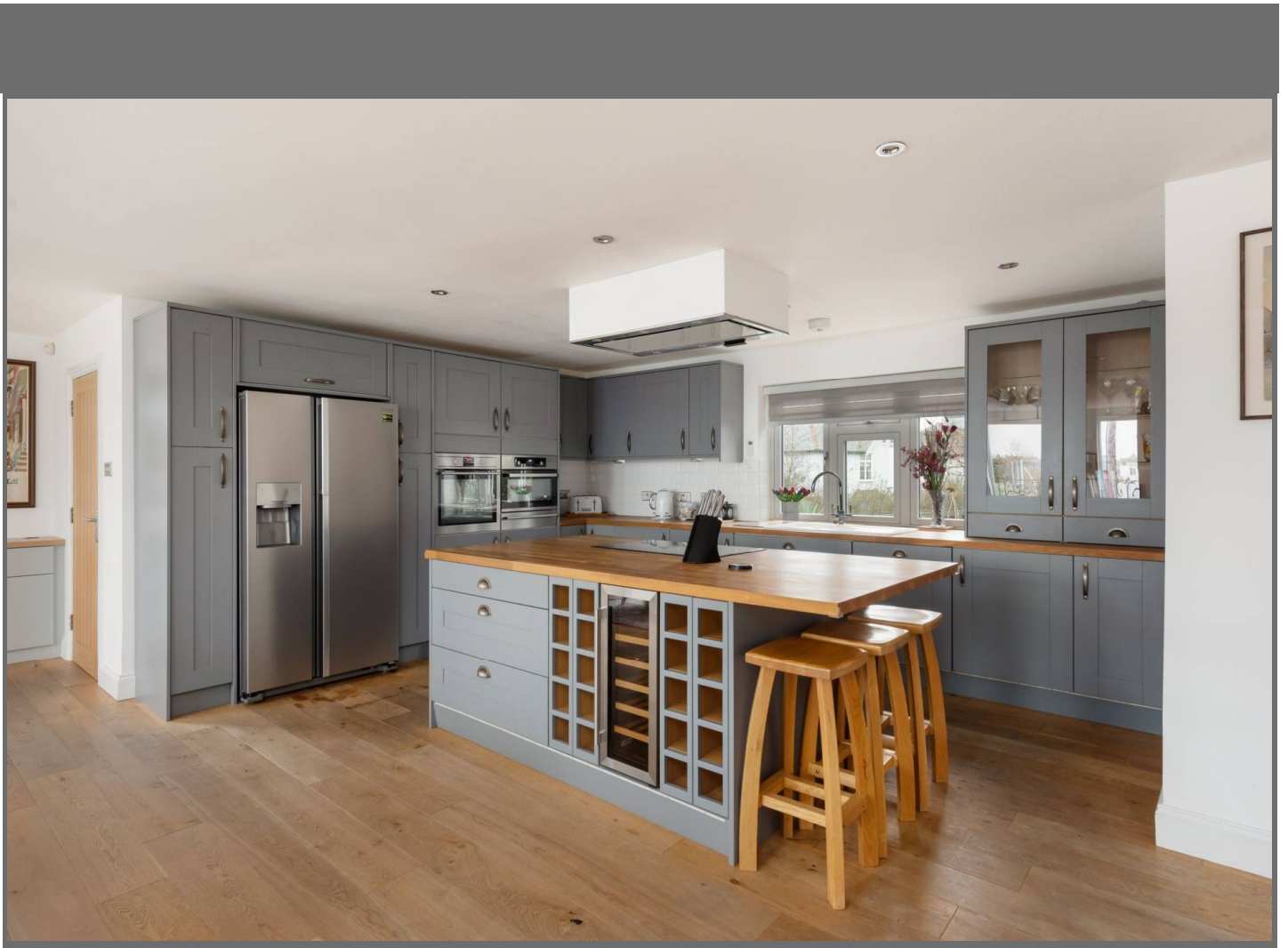
Island Wall, Whitstable, CT5

Fantastic large 2,500sqft detached five-bedroom property arranged over three floors, benefitting from off street parking for up to three cars, a large roof terrace and sea views.

£1,375,000



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



Island Wall, 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 and West are delighted to offer for sale this beautiful five bed, three-storey, detached beach house located on Island Wall in the heart of Whitstable's popular conservation area. Wonderfully positioned just behind Wave Crest on a generously sized plot this delightful home is just moments from the beach and only a short walk from the high street. Measuring an impressive 2,500sqft, with plenty of off-street parking behind secure electric gates and stunning far-reaching sea views this is definitely one not to be missed.

The property's main entrance is located at street level and opens into the middle floor entrance hall. A flight of stairs lead up to the main living, kitchen dining area. This large light bright and airy room is designed in an open plan layout and has large full height windows and glazed doors looking out over Whitstable sea front making the most of the natural light. The kitchen is fitted with bespoke solid wood units, oak worktops and an array of integrated appliances which include 5 ring induction hob, 2 ovens, wine cooler, full-size dishwasher, ceiling extractor and underfloor heating throughout. There is a lovely island unit which has plenty of space for use as a breakfast bar. The living and dining area have been fitted with bespoke cabinetry providing plenty of storage and a large set of French doors opening out on to the roof terrace. There is also a handy W/C on this level.

The master suite is found on the top floor and occupies the entire level. This light and spacious bedroom measures an impressive 22'1 x 11'7 and stretches the length of the property with the added benefit of underfloor heating. There is plenty of built-in cupboards and access to an eaves space providing ample storage. Two large 'Velux Cabrio' windows which convert, when opened, into Juliet balconies allowing you to stand outside of the roof space and take in the stunning sea views. The en-suite shower room is fitted with a modern bathroom suite and large walk-in shower.

The ground floor level currently houses four of the five bedrooms, all good size doubles with the largest benefitting from its own en-suite shower room. However, the current owners have made use of the ground floor enhancing the layout by fitting a beautiful shaker style kitchen allowing the option to potentially use the ground floor as its own independent annex or holiday rental with one of the bedrooms being used as a living space. There is also a utility room, family bathroom and large hallway on this lower level as well as four access points to the garden.

The property comes with plenty of outside space wrapping round all four sides of the home. The large raised roof terrace is accessed via the living area and provides fantastic views over Whitstable beach, with easy access to the kitchen this is a great space for a dining during the summer months. A flight of stairs from the terrace lead down to the low maintenance garden. This lovely private garden has a custom-made summerhouse, raised sleeper beds with LED lights, a patio area and AstroTurf lawn. The electric gates provide invaluable off-street parking for three cars and operate remotely for added security.

Tenure: Freehold

Council Tax: Band F



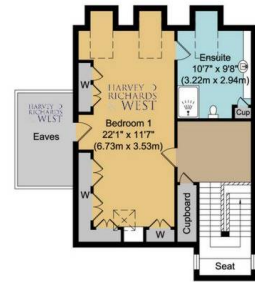




Ground Floor
Approximate Floor Area
1298.55 sq. ft.
(120.64 sq. m)



First Floor
Approximate Floor Area
713.32 sq. ft.
(66.27 sq. m)



Second Floor
Approximate Floor Area
553.68 sq. ft.
(51.43 sq. m)

TOTAL APPROX FLOOR AREA 2565.47 SQ. FT. (AREA 238.34 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 here have not been tested and no guarantee as to their operability or efficiency can be given. www.rhwest.co.uk

Energy performance certificate (EPC)

118, Island Wall WHITSTABLE CT5 1DY	Energy rating	Valid until: 26 July 2029
	C	Certificate number: 2138-7011-6233-4061-8994

Property type	Detached house
Total floor area	227 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 C. 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		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		