

HARVEY  
RICHARDS  
& WEST  
ESTATE AGENTS



**Eversleigh Rise, Whitstable, CT5**

**Fantastic large detached family home arranged over three floors with a lovely rear garden, off street parking and a detached double garage.**

**£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



## Eversleigh Rise, 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 beautiful large five bedroom family home located in Eversleigh Rise on the outskirts of Whitstable. This fantastic property measures an impressive 1930sqft and is arranged over three floors. Benefiting from five bedrooms and four bathrooms along with a detached double garage and offered for sale chain free this really is one not to be missed.

Positioned at the end of a quiet cul-de-sac this lovely house is set back from the path behind a small pebbled front garden. Once through the front door you enter into a spacious hallway with plenty of room for shoes and coats. The large living room is located to the front of the property and has a lovely big bay window filling the room with light. An archway leads through to the second reception room which would make a great formal dining area. The kitchen is fitted with both wall and base units and has a number of integrated appliances. With plenty of space for a breakfast table and chairs and double doors leading out to the garden this is another fantastic room. The property also benefits from a utility room proving extra storage as well as housing the white goods and a door from there leads out to a lovely conservatory which is a real sun trap. There is also a handy downstairs W/C on the ground floor and a good size study which could be used as a 3rd reception room / home office.

On the first floor there are three double bedrooms. The master bedroom is located to the front of the property and benefits from its own en-suite shower room and dressing area. These lovely large bedrooms are all extremely light and airy with built in wardrobes. The second bedroom also has its own en-suite shower room and there is a separate family bathroom housing a three piece bathroom suite on this level.


The final two bedrooms are found on the second floor, both bedrooms are a good size and have easy access to the second-floor shower room.

The rear garden is mostly laid to lawn and enclosed by a wooden fence. There are two patio areas and an array of mature plants and shrubs. The property also benefits from a large double garage which has both power and light.

Tenure: Freehold

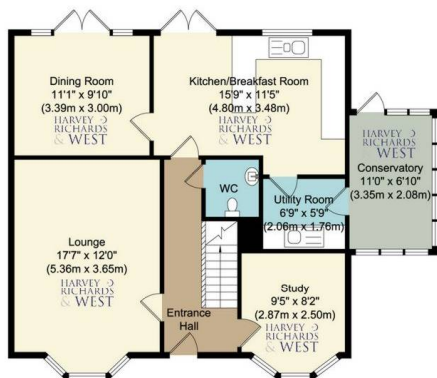
Council Tax: Band F

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

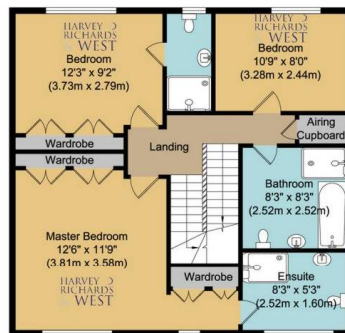




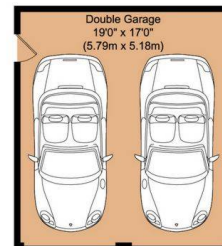




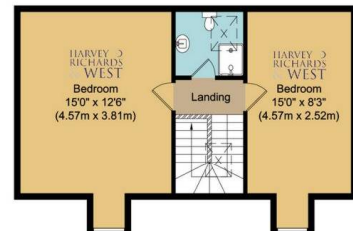
Ground Floor  
Approximate Floor Area  
804.06 sq. ft.  
(74.70 sq. m)



First Floor  
Approximate Floor Area  
708.48 sq. ft.  
(65.82 sq. m)



Outbuilding  
Approximate Floor Area  
322.80 sq. ft.  
(29.99 sq. m)



Second Floor  
Approximate Floor Area  
422.59 sq. ft.  
(39.26 sq. m)

**TOTAL APPROX FLOOR AREA 2257.94 SQ. FT. (AREA 209.77 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 show have not been tested and no guarantee as to their operability or efficiency can be given. [www.hrwest.co.uk](http://www.hrwest.co.uk)

## Energy performance certificate (EPC)

|  |  |   |
|--|--|---|
| 121 Eversleigh Rise<br>WHITSTABLE<br>CT5 3RP | Energy rating<br><span style="font-size: 2em; font-weight: bold;">C</span> | Valid until: <b>20 February 2035</b><br><hr/> Certificate number: <b>4835-6022-3400-0939-7226</b> |
| Property type                                | Detached house   |   |
| Total floor area                             | 171 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

