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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 10th October 2024



PIERPOINT ROAD, WHITSTABLE, CT5

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Detached Family Home | Stunning Views Across Whitstable & The Sea | Accommodation Over 3 Floors | 3 Double Bedrooms with Potential for 4 | Beautifully Maintained Rear Garden | 2053 Sq Ft | Garage & Driveway | EPC Rating: B | Please Quote JV0094

This impressive 3-bedroom detached house, spanning 2053 sq. ft, offers the potential to convert into a 4-bedroom home with the addition of a simple partition wall in the lounge on the first floor. The property enjoys breath-taking sea views over the town from every level. The property benefits from 7kw of solar panels and 9.6kwh battery storage - creating a very economical home with an EPC rating: B.

Situated in a sought after location with easy access into Whitstable Town Centre and to the A299 Thanet Way. The road is highly regarded as prestigious location with its elevated position and fantastic views, just a short walk away, you will find the popular Duncan Downs, with 23 Hectares of open green space and woodlands, popular with those who enjoy the great outdoors.

Upon entering the ground floor, you are welcomed by a bright and spacious entrance hall. The modern kitchen/diner, complete with a cozy log burner, provides a warm and inviting space for family gatherings and entertaining friends. This floor also features a double bedroom and a well-appointed bathroom.

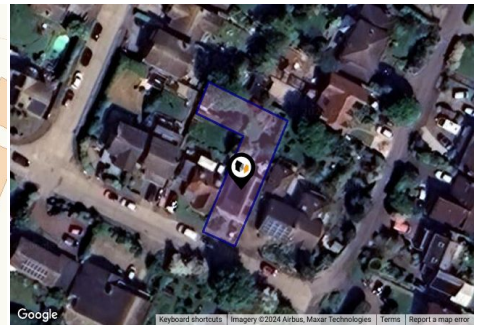
The first floor boasts a large L-shaped living room with double-aspect windows, allowing abundant natural light and offering views to the rear across Whitstable and the bay. A second log burner is perfectly positioned between the windows, adding charm and warmth to the space. This floor also includes an additional bedroom and a storage room, which was previously used as a shower room, accessible from the landing.

The second floor is dedicated to the main bedroom, which offers a generous dressing area and sweeping sea views. This level is completed by a luxurious 4-piece bathroom suite, providing the perfect place to relax and unwind.

Outside, the property features a beautifully landscaped rear garden, with mature shrubs, a pond, and multiple seating areas that allow you to enjoy sunshine or shade throughout the day. The garden also includes a potting shed and a summer house, perfect for outdoor activities and hobbies. At the front of the house, there is an integral garage and driveway, offering ample parking.

This home is ideal for families or those seeking a versatile living space with potential for further expansion and stunning views of the coastline.

Whitstable is a charming coastal town in Kent, known for its rich maritime history, fresh seafood, and vibrant cultural scene. Famous for its oysters, the town hosts the popular Whitstable Oyster Festival each year. The picturesque seafront features a working harbour, shingle beaches, and colourful beach huts, perfect for leisurely walks and seaside activities. The town's quaint streets are lined with independent shops, art galleries, and popular seafood restaurants. With excellent transport links to London and close proximity to Canterbury as well as access to France via channel crossing from Dover & Folkestone,, Whitstable offers the perfect blend of coastal living and convenience.




Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	1,646 ft ² / 153 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band F		
Annual Estimate:	£3,199		
Title Number:	K534567		

Local Area

Local Authority:	Kent
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	80 mb/s	1000 mb/s
		

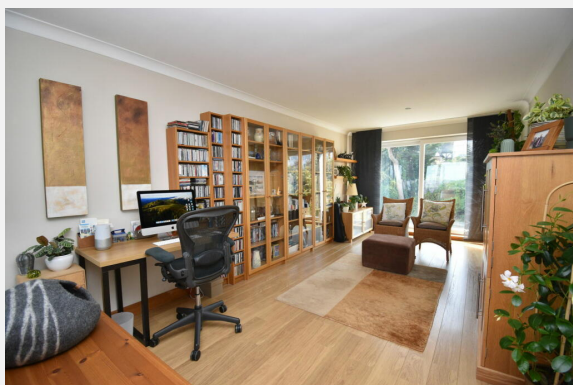
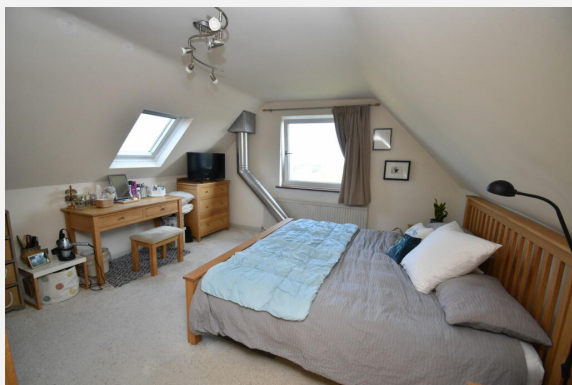
Mobile Coverage: (based on calls indoors)

Satellite/Fibre TV Availability:





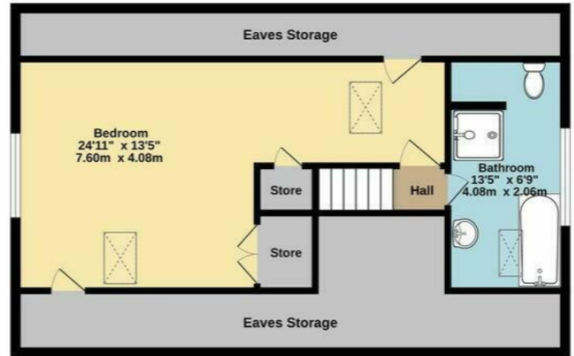


PIERPOINT ROAD, WHITSTABLE, CT5

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 2053 sq.ft. (190.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Property EPC - Certificate

CT5

Energy rating

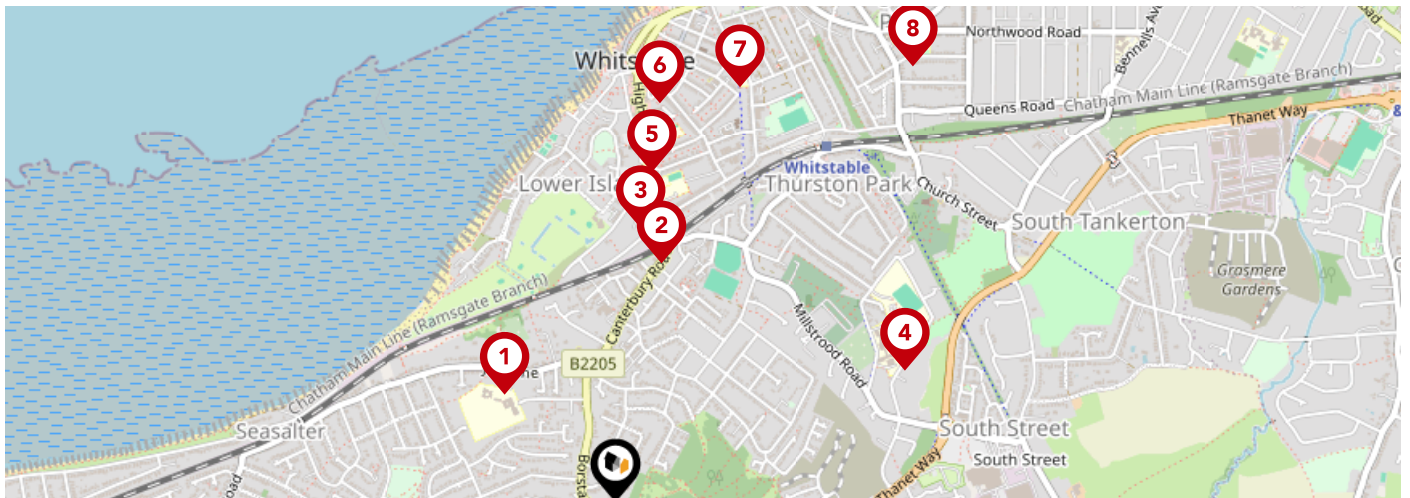
B









Valid until 15.11.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 88 B	← 91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

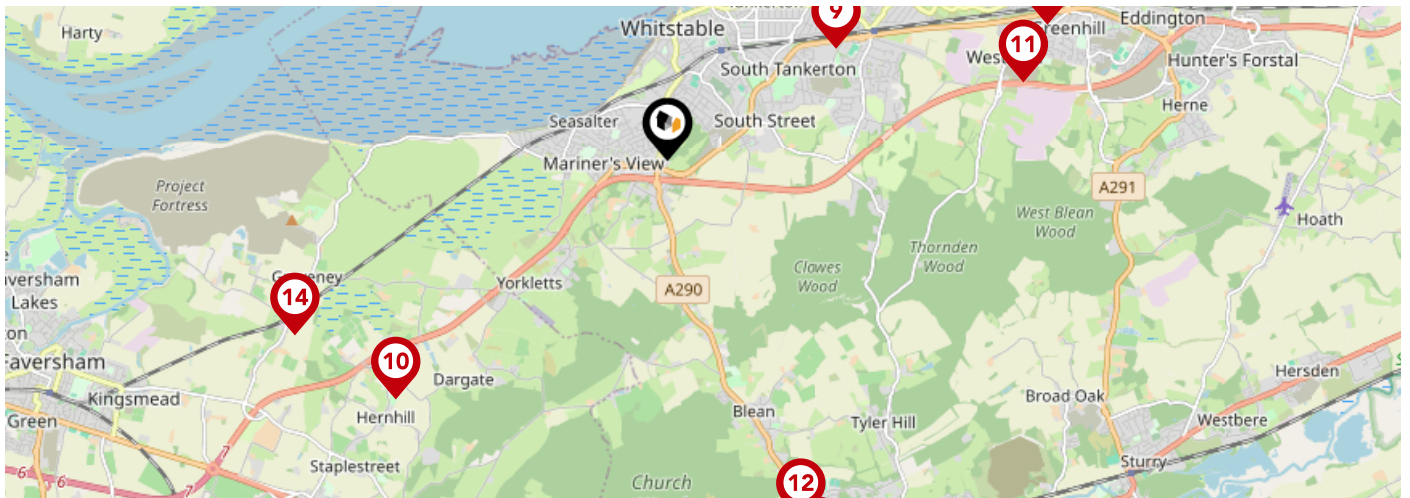
Additional EPC Data









Property Type:	House
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system, plus solar, no cylinder thermostat
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	153 m ²



		Nursery	Primary	Secondary	College	Private
	Joy Lane Primary Foundation School Ofsted Rating: Good Pupils: 616 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alphege Church of England Infant School Ofsted Rating: Good Pupils: 199 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitstable Junior School Ofsted Rating: Good Pupils: 223 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Whitstable School Ofsted Rating: Good Pupils: 1122 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitstable and Seasalter Endowed Church of England Junior School Ofsted Rating: Outstanding Pupils: 212 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	ISP School Whitstable Ofsted Rating: Good Pupils: 11 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westmeads Community Infant School Ofsted Rating: Requires improvement Pupils: 143 Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Mary's Catholic Primary School, Whitstable Ofsted Rating: Good Pupils: 343 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

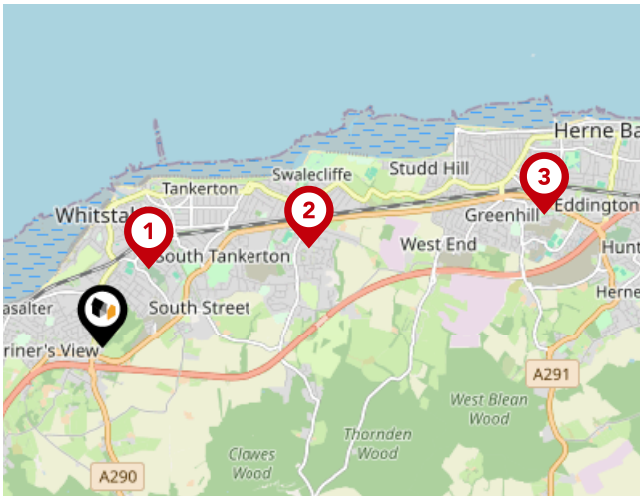
Area Schools





	Nursery	Primary	Secondary	College	Private
 Swalecliffe Community Primary School Ofsted Rating: Good Pupils: 544 Distance:1.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hernhill Church of England Primary School Ofsted Rating: Outstanding Pupils: 210 Distance:3.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Briary Primary School Ofsted Rating: Good Pupils: 289 Distance:3.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Blean Primary School Ofsted Rating: Outstanding Pupils: 430 Distance:3.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hampton Primary School Ofsted Rating: Good Pupils: 675 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Graveney Primary School Ofsted Rating: Good Pupils: 105 Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kent College (Canterbury) Ofsted Rating: Not Rated Pupils: 545 Distance:3.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Kent College International Study Centre Ofsted Rating: Not Rated Pupils: 23 Distance:3.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

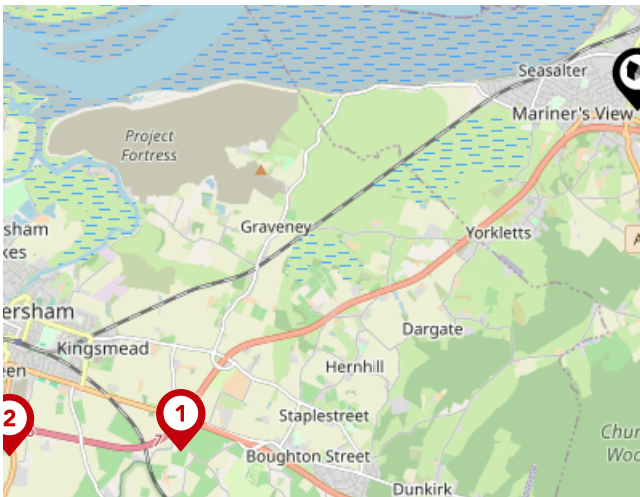
Area

Transport (National)








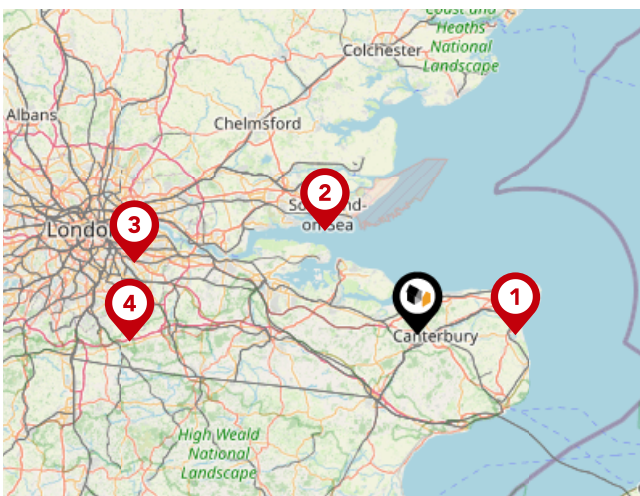
National Rail Stations

Pin	Name	Distance
	Whitstable Rail Station	0.85 miles
	Chestfield & Swalecliffe Rail Station	2.13 miles
	Herne Bay Rail Station	4.28 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M2 J7	5.27 miles
	M2 J6	6.63 miles
	M20 J10A	15.44 miles
	M20 J10	15.25 miles
	M20 J9	14.51 miles

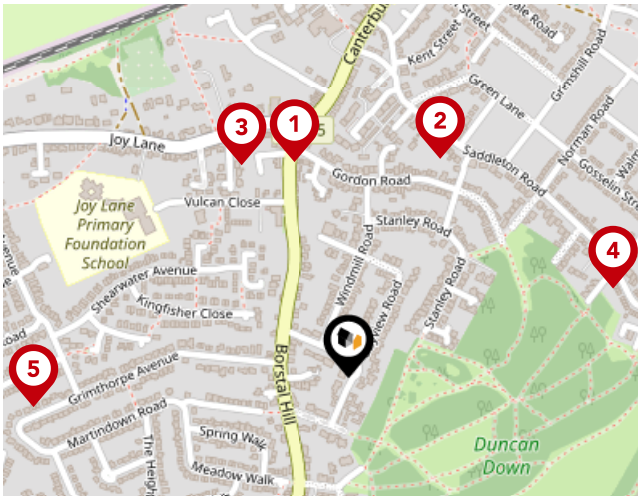


Airports/Helipads

Pin	Name	Distance
	Manston	14.5 miles
	Southend-on-Sea	20.62 miles
	Silvertown	43.34 miles
	Leaves Green	42.78 miles

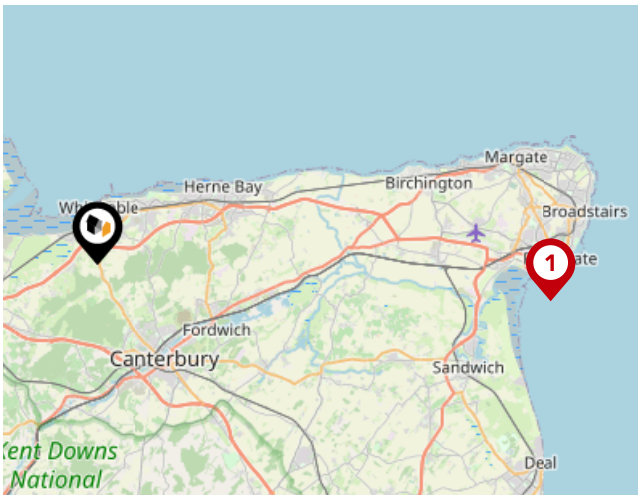
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Tollgate	0.26 miles
2	Salisbury Road	0.28 miles
3	Tollgate Close	0.28 miles
4	Deane Close	0.32 miles
5	Sandpiper Road	0.37 miles



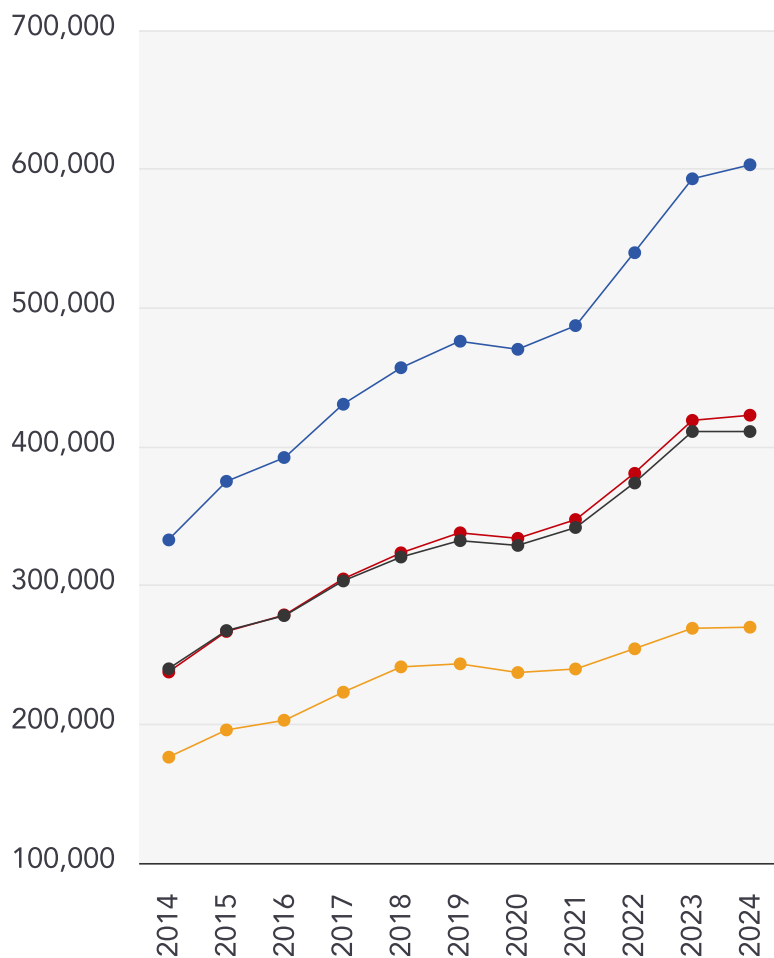
Ferry Terminals

Pin	Name	Distance
1	Ramsgate Ferry Terminal	16.84 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CT5



Detached

+81.23%

Semi-Detached

+77.88%

Terraced

+71.26%

Flat

+53.14%

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Selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

I'll visit you in your property, free of charge, advise you on the best way to market your home to get the best price and help with the correct asking price, based on your own personal circumstances.

After that, I'll prepare the details and photos and add your property on Rightmove & Zoopla as well as tap into my mailing list of buyers to help you to secure a buyer at the best price possible. I'll help you with booking viewings, negotiating offers to maximise your price.

Testimonial 1



An excellent experience selling my property with James Voysey very professional in every way . The presentation was quickly and efficiently put in place with several viewings quickly conducted by James . I highly recommend him to anyone wishing to sell their property . I now have a buyer!!

Testimonial 2



James is a great Estate Agent and truly acts on your behalf as a seller. He sold a property for me in his previous employment and when he left to set up his own business I had no hesitation to work with him again. He is professional and keeps in constant touch with all parties. A fantastic salesman! You will not be disappointed. I had a property with another Agent for several month, when I transferred it to James he sold it at a higher price within 10 days

Testimonial 3



We were very fortunate to select James as our estate agent as we had all the usual apprehensions - the promise is always high, but will you get lost in the mix? James didn't let us down once. Did what he said, when he said, if he missed a call it was returned in under 5 minutes. Extremely professional, knowledgeable and dedicated and I have no doubt the success of our sale was down to him alone. I wouldn't hesitate to recommend.



[/jamesvoyseyestateagent](#)



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