



Alexandria Drive, Herne Bay





4 Alexandria Drive  
Herne Bay  
Kent  
CT6 8HX



**Description**

Description

- Hallway
- Lounge  
19'6 x 14'0  
(5.94m x 4.27m)
- Dining Room  
14'4 x 11'10  
(4.37m x 3.61m)
- Kitchen/Breakfast  
Room  
15'11 x 10'10  
(4.85m x 3.30m)
- Utility Room  
9'9 x 6'6  
(2.97m x 1.98m)
- Bedroom  
13'9 x 13'0  
(4.19m x 3.96m)
- En-suite Shower  
Room
- Bedroom  
14'0 x 12'0  
(4.27m x 3.66m)
- Bedroom  
13'9 x 11'6  
(4.19m x 3.51m)
- Family Bathroom

First Floor

- Landing
- Bedroom  
19'3 x 14'2  
(5.87m x 4.32m)
- Bedroom  
19'3 x 13'2  
(5.87m x 4.01m)
- Family Bathroom

External

- Front/Driveway –  
Providing ample off  
street parking
- Detached Double  
Garage  
23'7 x 16'3  
(7.19m x 4.95m)  
With electric doors
- Rear Garden -  
Well-stocked with  
lawns, flower and  
shrub borders, patios,  
garden shed and  
greenhouse

## Property

A deceptively large detached chalet bungalow with five double bedrooms, on the popular West side of Herne Bay, just a stone's throw from the seafront. Offering approximately 2293 square feet of living accommodation, the property is beautifully maintained by the present owners and is ready to move straight in to.

The ground floor has a large reception hall with staircase rising to the galleried landing. The master bedroom has a recently fitted ensuite shower room, there are two further double bedrooms and a family bathroom. There is a fitted kitchen/breakfast room, utility room, spacious double aspect lounge and a separate dining room on this floor.

On the first floor, there are two further generous sized bedrooms and a bathroom.

Externally, there is a well-maintained and well-stocked garden with lawns, flower and shrub borders, patios, garden shed and greenhouse. The front garden is designed for ease of maintenance with ample off street parking and a double garage with electric doors.

The property is situated close to the seafront in Herne Bay. The town centre lies just over ½ a mile away, with its high-street shops, bars, restaurants, pier with leisure complex and a selection of water sports. Herne Bay also has a railway station with connection into London, bus services running into neighbouring towns and villages and easy access to the A2 and M2.



## Our Time Here

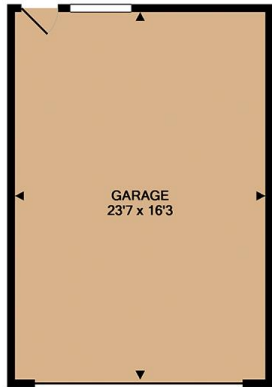
We were looking for a large property that would be suitable for us to live with our children and my parents. There were seven of us at the time and this house fitted our needs perfectly, being very spacious and giving everyone enough room to spread out. As soon as I saw it in the paper, I just knew that it was the house for us.

It would be impossible to choose a favourite room, every one is large and light, and it has been a joy to live in. The garden is also large with a lovely patio area, perfect for barbecues and summer parties. We have entertained here a lot and everyone asks for us to host their parties. The house offers so much space we have hosted Christmas here for the whole family for the past 15 years!

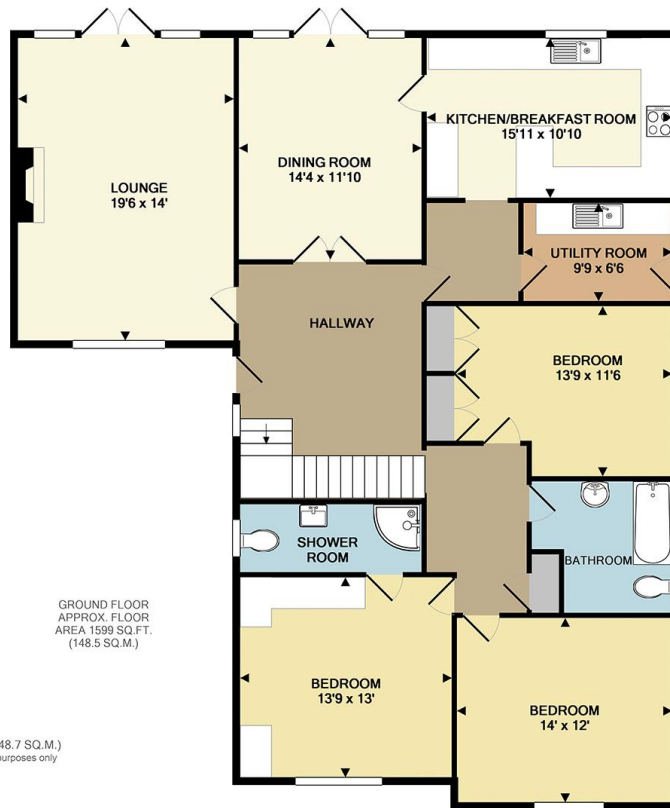
The location here is brilliant, the house is within walking distance from everything you could possibly need, including shops, bus routes, a leisure centre and even the train station. Being so close to the seafront has been a real highlight; just a minute's walk to the beach, and a further 10 minutes down the promenade is the town centre. We love to go walking along the seafront and the cliff tops with our dog, and there is a lovely playground in the park for children. The neighbours are all lovely, and it's just been a fabulous place to live.

This has been an amazing family home, but there are only two of us rattling around now, so it's time for us to move somewhere a bit smaller.





GARAGE  
APPROX. FLOOR  
AREA 384 SQ.FT.  
(35.7 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1599 SQ.FT.  
(148.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2677 SQ.FT. (248.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2017  
Total area includes garage



1ST FLOOR  
APPROX. FLOOR  
AREA 693 SQ.FT.  
(64.4 SQ.M.)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>59</b>	<b>72</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>49</b>	<b>63</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



14 Lower Chantry Lane, Canterbury, Kent CT1 1UF  
**Tel: 01227 200600**  
 Email: [exclusive@milesandbarr.co.uk](mailto:exclusive@milesandbarr.co.uk)

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 In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.