Description

Ground Floor

- Porch
- Hallway 10'5 x 10'4 (3.18m x 3.15m)
- Lounge 15'4 x 13'7 (4.67m x 4.14m)
- Sitting Room 11'10 x 11'6 (3.61m x 3.51m)
- Conservatory 10'0 x 7'10 (3.05m x 2.39m)
- Dining Room 12'2 x 11'6 (3.71m x 3.51m)
- Kitchen 13'9 x 8'10 (4.19m x 2.69m)
- W.C

First Floor

- Bedroom 11'9 x 11'7 (3.58m x 3.53m)
- Bedroom 11'7 x 9'0 (3.53m x 2.74m)
- Bedroom 10'6 x 6'8 (3.20m x 2.03m)
- Bath and Shower Room
- Separate W.C

External

- Front/Driveway - Lawn area and paved driveway
- Rear Garden - Large patio, large shed and laid mainly to lawn
- Please Note - There is a shared driveway which is not used for vehicular access as it is too narrow for modern vehicles
Our Time Here
The situation of the property and the sea views from the lounge and master bedroom was our initial attraction. We liked the fact that it was positioned just out of town, but was a pleasant walk to the centre. The house was built in 1901 and although we have modernised it during the time we have lived here, we have endeavoured to retain its character. We absolutely love this house and living in it, and we have many favourite features. We particularly like the beautiful panelled hall, the spacious layout and secluded garden. And who could forget the open view facing the sea! The ever changing view even in bad weather is fascinating and we have never been bored with our outlook. There are local shops and a supermarket less than a 15 minute walk from the house. A new Aldi store will soon open in the town centre. The local primary school is Hampton, which again, is about the same distance away. There are several grammar schools in the area; the nearest being in Canterbury, about 8 miles from here. There is additionally a regular train service to Medway and London from the station, which you can walk to in around 20 minutes. Herne Bay is a progressive town and a lot of energy has gone into sea front improvements recently, with new events being created all the time. There are many activities for people of all ages. This is a very happy house and we are leaving very reluctantly because it is time to move on. Having our grandchildren over and enjoying the sea brings back happy memories.

Property
Found in Western Esplanade a highly sought after and desirable sea front location enjoying panoramic sea views is this four bedroom detached period home. The property provides versatile and well-proportioned living accommodation and boasts three reception rooms, conservatory, kitchen with integrated double oven, hob, fridge, freezer, washing machine and dishwasher and a cloakroom to the ground floor. To the first floor there are four bedrooms and a family bathroom. There is double glazing and central heating as well as picture rails and stripped doors. Externally, there is off street parking to the front, whilst to the rear the garden has been well-maintained and has a large patio, a large shed and is laid mainly to lawn. Herne Bay town centre is within easy access where you will find a wide variety of shops, bars, restaurants and cafes. Herne Bay also has a mainline railway station providing a regular service to London. The Cathedral city of Canterbury is just over 7 miles away providing a wider range of shopping, dining and educational facilities.
Important Notice:
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.