



Mickleburgh Avenue, Herne Bay







51 Mickleburgh Avenue

Herne Bay, Kent
CT6 6HA

16 miles Whitstable
24 miles Ramsgate

24 miles Canterbury
40 miles Dover

Description

Ground Floor

- Porch
- Entrance Hall
14'5 x 9'7
(4.39m x 2.92m)
- Hallway
9'5 x 8'4
(2.87m x 2.54m)
- Reception Room
15'0 x 10'8
(4.57m x 3.25m)
- Utility Room/WC
- Lounge/Dining Room
31'0 x 10'9
(9.45m x 3.28m)

- Kitchen/Breakfast Room
20'8 x 9'6
(6.30m x 2.90m)
- Study
12'3 x 8'10
(3.73m x 2.69m)
- Boiler/Pump Room
9'9 x 9'1
(2.97m x 2.77m)
- Reception Room
9'6 x 9'5
(2.90m x 2.87m)

- Pool Room
35'11 x 19'7
(10.95m x 5.97m)
With sauna and WC

First Floor

- Landing
- Lounge
21'5 x 20'8
(6.53m x 6.30m)
- Bedroom
13'8 x 8'11
(4.17m x 2.72m)
- Dressing Room
10'3 x 8'10
(3.12m x 2.69m)
- En-suite Shower Room
- Bedroom
18'8 x 9'9
(5.69m x 2.97m)
- Bedroom
12'11 x 10'8
(3.94m x 3.25m)
Plus built-in wardrobes
- Bedroom
9'11 x 11'3
(3.02m x 3.43m)
- Bath and Shower Room

Second Floor

- Landing
- Bedroom
13'11 x 12'7
(4.24m x 3.84m)
With built-in wardrobes
- En-suite Bathroom

External

- Front Garden/Driveway
- Garage
22'5 x 8'6
(6.83m x 2.59m)
- Rear Garden
Mainly laid to lawn with patio area, decking and a pond





Property

Available chain free, this five-bedroom detached family home offers versatile and extensive living accommodation arranged over three floors. There are stunning panoramic views from the rear of the property overlooking the town and sea beyond. Arguably one of the best views of its kind available in Herne Bay. The imposing property is situated on Mickleburgh Avenue in the ever popular Kentish sea side town of Herne Bay. Approached via a block paved driveway providing ample off-road parking for several vehicles to the front flanked on one side by a lawned garden. There's an attached tandem garage, extensive rear garden with Indian Sandstone patio, decking, impressive pond, shed and summerhouse.

Internally the crown jewel of the home is its fabulous indoor heated swimming pool at a consistent depth of 1.2m and utilises a non-chemical, chlorine free system and separate boiler. There's also a sauna and separate WC in the pool room with doors leading to the garden. The first floor lounge/reception room is also worthy of note being generous in proportion with windows across the back to fully enjoy the panoramic views available from this elevated position. The master bedroom with wide dormer windows on the second floor again enjoys the fabulous views and boasts an en-suite bathroom. Additional benefits include CCTV and alarm system, solar panel system and 6,600 Litre underground water retainer tank for gardening and car washing etc.

The property is found less than a mile from both the seafront and town centre. Approximately 7 miles (11 km) north of the Cathedral City of Canterbury and 5 miles (8 km) east of Whitstable. Herne Bay town centre offers a wide variety of shops, bars and restaurants as well as numerous leisure and recreational facilities. Herne Bay also has a popular beach and is home to the worlds first free-standing purpose-built clock tower built in 1837. Herne Bay train station offers a regular service to London and Kent Coast.



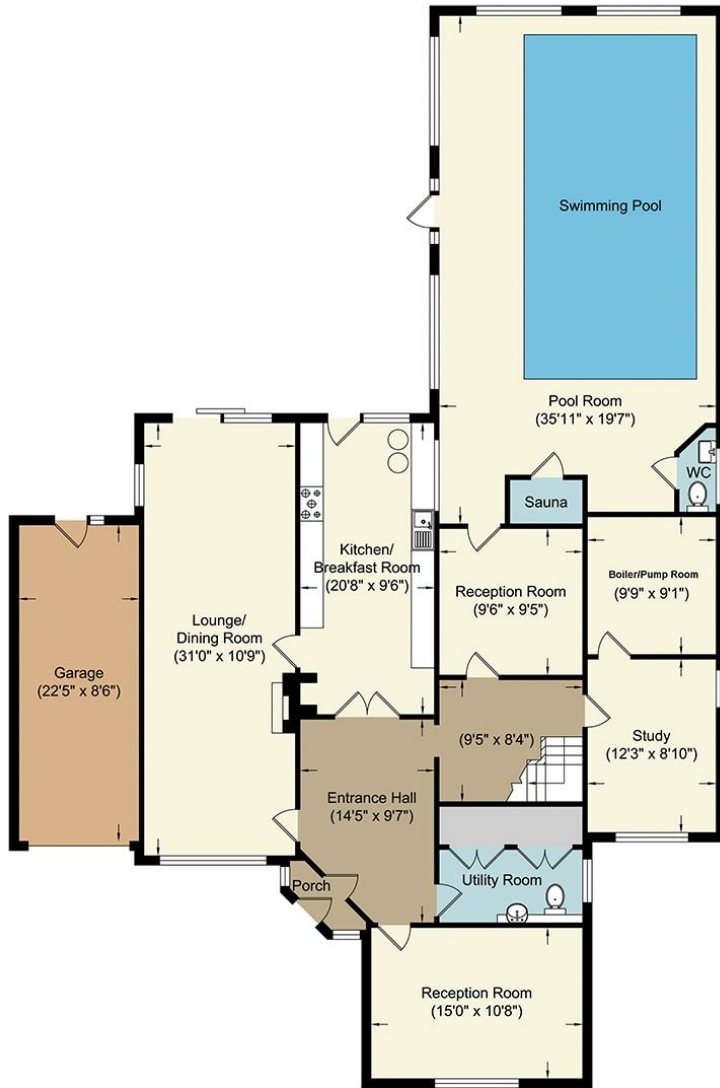
Our Time Here

Our home is very much a family and social orientated place – with many rooms that can be used for different needs, making for flexible accommodation. Local parks, the wonderful seafront, eateries and rail links out of the area are all within walking distance. The schools are highly rated, which was a strong consideration for us.

The space and welcoming feeling we have here has made our home a magnet to family and friends, which is wonderful. The indoor pool draws many visits and the two lounges gives us both privacy and space for hosting, we have enjoyed many parties here. Aside from the crazy times, the garden offers great privacy and peace, it is a pleasure to sit out and relax without being overlooked.

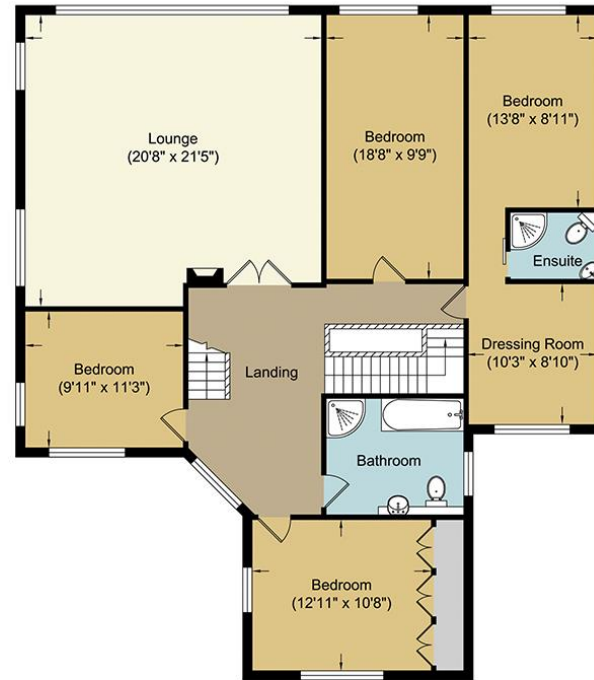
We have been here for 14 years and will be sad to leave such a lovely home, but it is now time for us to downsize. The memories we have made as a family here have been amazing. We hope that the new owners will have as much fun and happy times as we have had living here.



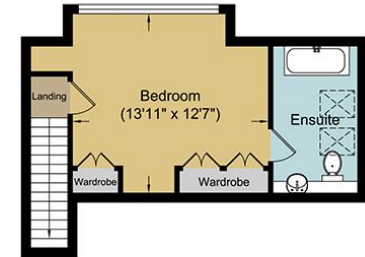


Ground Floor
 Approximate Floor Area
 2251.05 sq. ft.
 (209.13 sq. m)

TOTAL APPROX FLOOR AREA 3998.47 SQ. FT. (AREA 371.47 SQ. M)
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Total area includes garage.



First Floor
 Approximate Floor Area
 1472.07 sq. ft.
 (136.76 sq. m)



Second Floor
 Approximate Floor Area
 275.34 sq. ft.
 (25.58 sq. m)

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 79 | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-35) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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.

Viewing
Strictly by appointment with Miles and Barr
Exclusive

Herne Bay Office
136 High Street
Herne Bay
CT6 5JY

T: 01227 740 840
E: hernebay@milesandbarr.co.uk

Exclusive Office
14 Lower Chantry Lane
Canterbury
Kent
CT1 1UF

T: 01227 200600 (Option 2)
E: Exclusive@milesandbarr.co.uk

Opening Hours
Monday to Friday: 8.30am – 6.00pm
Saturday: 9.00am – 5.00pm
Sunday: 11.00am-3.00pm



14 Lower Chantry Lane, Canterbury,
Kent CT1 1UF
Tel: 01227 200600
Email: exclusive@milesandbarr.co.uk

