



Charles Bainbridge



36 Western Esplanade,  
Herne Bay, Kent, CT6 8RP

Guide £800,000







An impressive detached period house occupying a prominent seafront position commanding fine uninterrupted views across the Thames Estuary. The property offers extensive and versatile accommodation with a wealth of interest and character set over three floors. On the ground floor is an elegant reception hall with attractive staircase rising to the first floor. There are three principle reception rooms comprising a sitting room to the front, which incorporates an attractive turret feature, the dining room and separate family room to the side. The kitchen is comprehensively and attractively fitted and features granite work surfaces, a matching island unit and Aga. To the rear the kitchen opens into a large conservatory which provides a lovely addition to the living accommodation. There is also a useful utility room and w. c. On the first floor the master suite includes spectacular views from the turret, a range of wall to wall fitted wardrobes and a well-equipped ensuite bathroom. There are three further double bedrooms and a large family bathroom incorporating bath and substantial walk-in shower. On the second floor are two further attic rooms, one of which incorporates the upper level of the turret feature which creates an impressive observatory. The second attic room also has a window to the front making the most of the views. The house benefits from gas fired central heating, double glazed windows and features air conditioning units to the sitting room and master bedroom.

To the front a pedestrian gate gives access from the pavement to a path leading to the front door and porch. There are front lawns to either side and a path extends to the side, bordered by mature beds, to a gate accessing the drive and parking area.

The rear garden measures approx. 36ft (10.96m) x 24ft (7.31m) and is fully enclosed with a paved surface and well stocked beds. A pedestrian gate gives direct access to the drive and there is a raised, partially enclosed, area currently used for a hot tub. Vehicular access is gained from the side onto a concrete driveway providing parking and leading to a garage. The garage has a vehicular area to the front with up and over door, window to side and power and light. To the rear is a partitioned workshop area with a pedestrian door to the garden. The overall measurement is approx. 31ft8 (9.64m) x 10ft1 (3.07m).

Herne Bay is a thriving seaside town with impressive promenade and seafront having undergone significant investment and improvement over recent years. The town benefits from a range of leisure and sporting facilities including a wide variety of water sports. There are a comprehensive range of shopping facilities and the neighbouring harbour town of Whitstable is easily accessible. The Cathedral City of Canterbury to the south provides comprehensive facilities including High-Speed rail links to London. The A229 Thanet Way provides good road links to the M2 motorway.

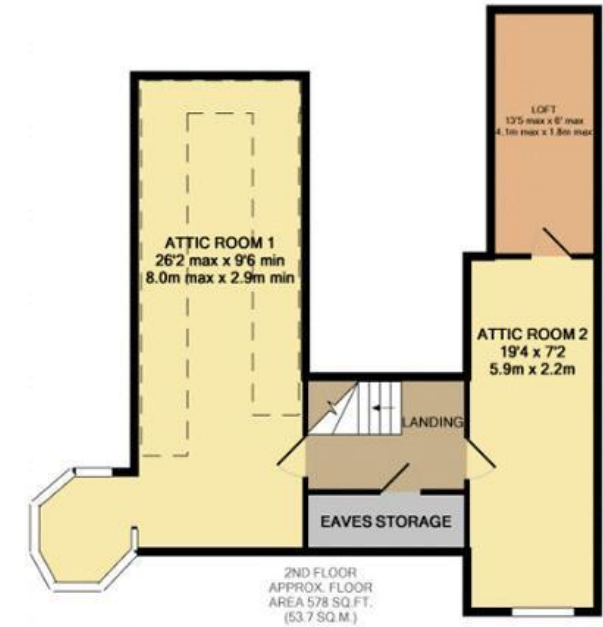
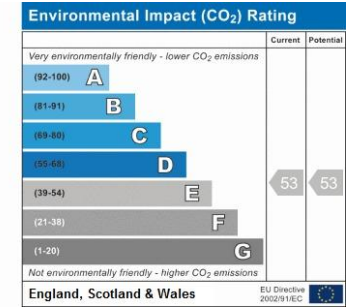
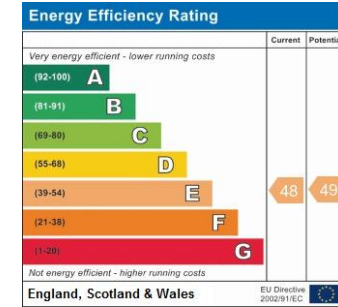
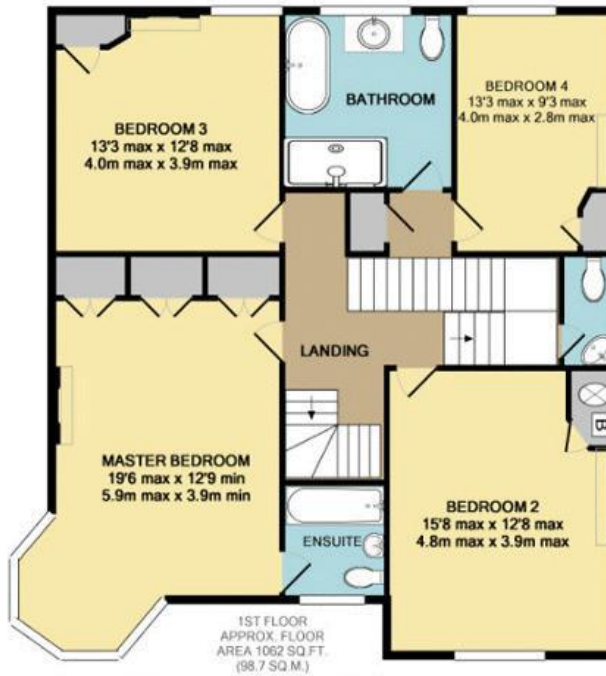
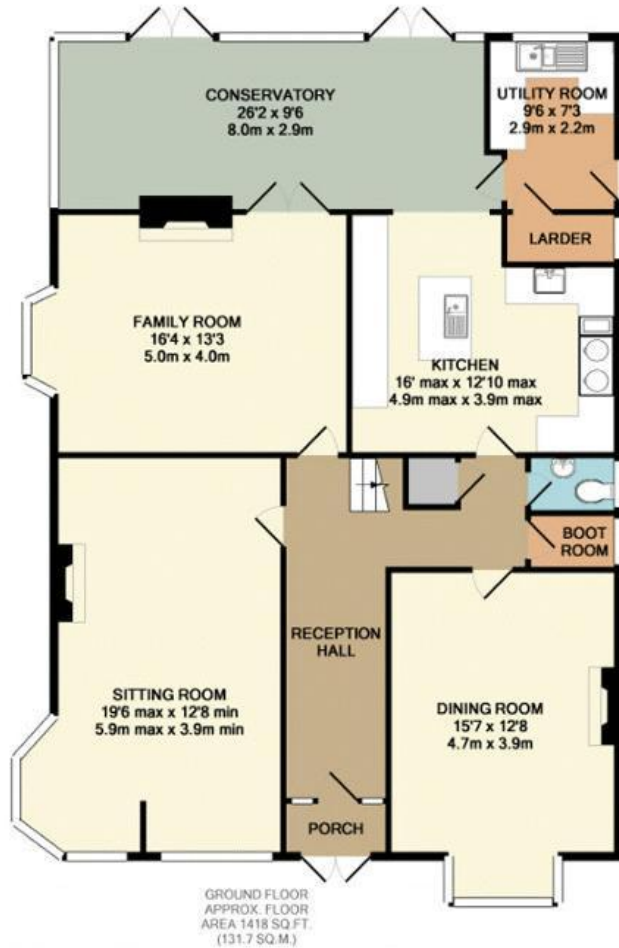
Services: All mains services are understood to be connected to the property.

Tenure: Freehold

Council Tax Band: G

Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)



TOTAL APPROX. FLOOR AREA 3058 SQ.FT. (284.1 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 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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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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