



26 Western Esplanade, Herne Bay, Kent, CT6 8RW



DETACHED 3/4 BEDROOM CHARACTER PROPERTY LOCATED ON THE EVER POPULAR AND VERY SOUGHT AFTER SEAFRONT ON THE COASTAL TOWN OF HERNE BAY . PROMINENT CORNER SITE WITH EXTENSIVE SEA AND COASTAL VIEWS , RECENTLY REFURBISHED TO A HIGH STANDARD , GAS CENTRAL HEATING , DOUBLE GLAZING , ATTACHED GARAGE , PLANNING PERMISSION HAS BEEN AGREED IN PRINCIPLE FOR A 4 BEDROOM DETACHED HOUSE IN THE GARDEN AT THE RIGHT HAND SIDE OF THE PROPERTY AND CURRENTLY AWAITS FINAL CONDITIONS FROM THE LOCAL COUNCIL . OFFERED WITH NO FORWARD CHAIN .

**Offers In Excess Of £1,000,000 Freehold**



## ENCLOSED ENTRANCE PORCH

Feature floor tiling , radiator, deep cupboard under stairs with consumer unit

## ENTRANCE HALL

Polished parquet flooring , radiator

## GROUND FLOOR GUEST BEDROOM/ RECEPTION

10'4" x 9'8" (3.165m x 2.96m )

Sea views , radiator , power point ,feature window

## SHOWER/WC (OFF HALL)

8'5" max depth x 5'2" max width (2.57 max depth x 1.6m max width )

Corner shower cubicle with mains shower unit, low level wc , vanity wash basin , overhead storage cupboard , tiled floor

## KITCHEN /BREAKFAST ROOM

13'3" max x 10'0" m max (4.04m max x 3.06 m max )

Resin one and a half bowl sink unit, Range cooker , recess for fridge, recess for freezer , wall cupboards , built in larder cupboard with storage cupboard over , additional built in storage cupboard , wall cupboards , power points, recess and plumbed for washing machine , rear window and side window overlooking the rear garden ,, door to Utility room .

## UTILITY ROOM

6'2" x 3'8" (1.89m x 1.136m )

plumbed for washing machine, worktop , power points , radiator , feature floor tiling

## LOUNGE

22'11" into bow window x 13'10" wide (7m into bow window x 4.24m wide )

Sea views from front and side windows , polished parquet flooring , 4 radiators , fireplace , power points , pair of doors to Conservatory

## CONSERVATORY

10'5" x 5'8" (3.18m x 1.73m )

Double glazed with sloping roof , power points , doors to rear garden

## STAIRS TO HALF LANDING and MAIN LANDING

Sea views , access to roof space , power points , radiator ,

## FRONT BEDROOM

10'7" x 10'3" (3.23m x 3.14m )

Sea views , radiator, power points , recess for chest of drawers /small wardrobe .

## BACK BEDROOM

13'11" x 10'0" m wide (4.25m x 3.06 m wide )

Radiator ,power points ,

## FRONT BEDROOM

18'11" into bow window x 13'10" max width (5.78m into bow window x 4.23m max width )

extensive sea and coastal views , additional side window with sea views , 2 radiators , power points ,

## EN -SUITE SHOWER/WC.

Walk in cupboard shower cubicle with extractor unit , mains shower unit, low level wc with concealed cistern and push button flush . ,vanity washbasin, half tiled walls , radiator, shavers point ,



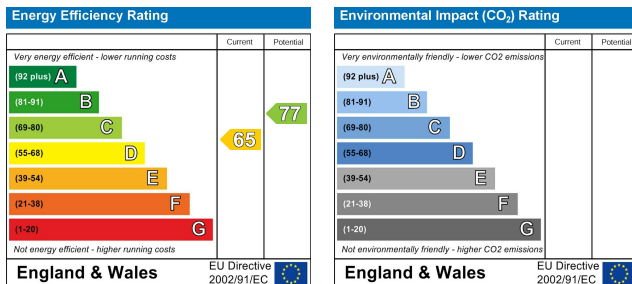
## **BATHROOM/WC/ SHOWER**

7'10" depth x 8'9" max width (2.4m depth x 2.69m max width )

walk in shower and mains shower unit , panelled bath with mixer taps with hand held shower attachment , extractor unit , ,vanity washbasin , shavers point , heated towel rail, linen cupboard , .

## **OUTSIDE**

Extensive corner plot mainly lawned areas with flower borders , drive way to front , Attached Garage , PLANNING PERMISSION HAS BEEN APPLIED FOR ON THE LAND TO THE RIGHT HAND SIDE OF THE PROPERTY (FACING ) THE PLOT IS APPROX 90 FEET DEEP X APPROX 22 FEET WIDE .



**Note:**

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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