



64a Mortimer Street, Herne Bay, CT6 5PS



A unique opportunity to purchase a high specification modern custom designed lifestyle residence professionally converted from a former Stone Masons workshop .Offering good family accommodation with lots of features .5 bedrooms, en suites , full double glazing , full gas central heating system with designer radiators . Spacious Lounge /dining room with bi fold doors opening to the south facing 315 square ft (approx) courtyard . Convenient location just off the Sea front , Shopping Precinct and High Street ... NO ONWARD CHAIN . IDEAL FOR INVESTMENT OPPORTUNITY / PURPOSES , B&B /AIR BnB ETC

Offers In Excess Of £400,000 Freehold



Entrance Hall

Telephone point , radiator, cupboard housing consumer unit ,tiled floor

Ground Floor Bedroom

9'3" x 7'10" (2.84m x 2.39m)

Tiled floor ,radiator , power points, storage cupboards

En suite Shower /wc

washbasin, concealed wc cistern , radiator

Feature Lounge /Diner

21'3" max width x 17'3" max depth (6.5m max width x 5.27m max depth)

South facing room with bi fold doors opening to the courtyard, , tv point , power points , ceiling lights and sound system speakers , cupboard under stairs housing boiler for central heating and hot water , 2 radiators , tiled floor , ,door to Utility room

Utility Room

plumbed for washing machine, base units, wall cupboards , sink unit with mixer tap, tiled floor , tiling to walls ,power points , opening to Kitchen

Kitchen

15'5" x 10'1" (4.7m x 3.08m)

Well fitted range of base units , wall cupboards, central island incorporating inset 4 burner hob, stainless steel sink unit with mixer taps , storage cupboards and recess for washing machine , integrated dishwasher , 2 integrated ovens housed in fitted units ,tv point , ample power points ,

Stairs off hall to first floor landing

Large feature double glazed door to Juliette balcony . Radiator ,power point , vaulted ceiling

Bedroom

11'1" x 10'1" at widest point (3.4m x 3.08m at widest point)

high ceiling , tv point, power points, radiator,

En suite Shower/wc

6'5" x 6'2" max width (1.98m x 1.9m max width)

Shower cubicle ,vanity wash basin with mixer taps, low level wc suite , radiator incorporating towel rail , ceiling lights , tiled floor.

Bedroom (south)

12'4" x 7'9" (3.76m x 2.37m)

high ceiling , , power points ,radiator

En suite Shower/wc

shower cubicle , vanity washbasin with mixer taps , low level wc suite ,radiator incorporating towel rail

Inner Landing (incorporating bathroom)

vaulted ceiling ,access to bathroom and bedroom

Bathroom/Shower/wc

Shower cubicle , washbasin , low level wc suite, inset bath with mixer taps , lighting .

Bedroom (east)

10'4" max width x 9'10" (3.15m max width x 3.0m)

high ceiling , radiator , tv point , power points , pair of feature double glazed doors to the Juliette balcony



Single bedroom (north)

9'4" depth x 5'6" max width (2.87m depth x 1.68m max width)
tv point .power points radiator

En Suite Shower/wc

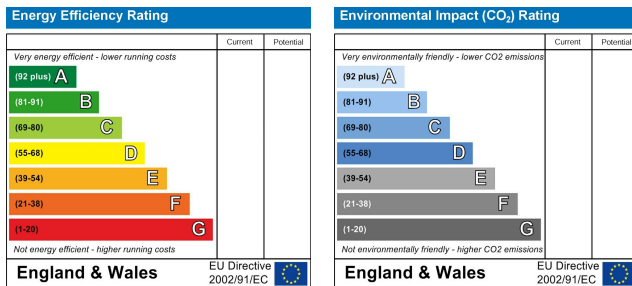
shower cubicle , vanity washbasin , tiled floor, low level wc suite , radiator with towel rail

Courtyard

21'2" max width x 14'11" depth (6.47m max width x 4.55m depth)
south facing private area with lighting

Front entrance Drive way

electric entrance gates , room for 2/3 cars



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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