



### 34 Western Esplanade, Herne Bay, Kent, CT6 8RP



HEAVENLY VIEW WESTERN ESPLANADE is an impressive realistically priced detached 3/4 bedroom marine residence set in a great location and highly sought after being directly opposite the sea on the western end of the sea front at Herne Bay, enjoying extensive sea and coastal views . Watch and enjoy the amazing and famous sunsets from the comfort of your own ground floor front terrace or first floor front balcony . Also as a bonus you can enjoy and relax in the SOUTH FACING SUNNY REAR GARDEN .... This property boasts a wealth of lovingly designed ,impressive and interesting interior and exterior improvements carried out by the current vendors . Located on the west side of town close to Hampton Bay it is conveniently placed for access to the main sea front amenities and town centre . Gas central heating , under floor heating , double glazing, off road parking . AT THE REAR OF THE PROPERTY IS A RECENTLY BUILT DETACHED LODGE which is ideal for holiday lettings and being fully equipped long lets could well be considered , alternatively the Lodge could be ideal for a family member to use for living in or for various commercial uses .Viewing is STRONGLY recommended ....

**Asking Price £995,000 Freehold**



## **Raised Front Terrace**

Direct Sea views , seating area

## **Enclosed Vestibule**

cupboard housing consumer unit , tiled floor , door to entrance hall .

## **Feature Entrance Hall**

Victorian design radiator , power points , cupboard under stairs, walk in cloakroom with shelving , sliding door to airing cupboard housing boiler and controls for central heating and hot water . booster tank ,large hot water tank

## **Front Reception Room /Guest Bedroom**

12'5" x 11'5" (3.8m x 3.5m )

lovely sea views from the bay window , victorian style radiator , power points ,tv point in wall cupboard .

## **Open Plan Lounge /Dining Room**

35'0" x 11'3" max measurements (10.68m x 3.45m max measurements )

This lovely living area with sea views and garden views opens out into the dining room and kitchen/ breakfast room and has to be viewed to really appreciate its full potential , 2 half moon leaded light windows to the east wall allow the extra morning light to enter this room , custom designed recently installed feature fireplace , power points and tv point , beamed ceiling , bi- fold double glazed doors open the room into the rear garden .

## **Luxury Kitchen and Breakfast Room**

29'6" x 22'3" (8.99m x 6.78m )

Please Note the room sizes are taken from the Dining Room across into the Kitchen and Breakfast Room and are approximate due to the open plan living arrangement which can vary in dimension . Extensive range of fitted base units, extensive worktops and wall cupboards ,incorporating a circular breakfast bar with inset twin bowl sink unit and telescopic mixer tap . Additional instant hot and cold water tap . Ceramic hob with designer extractor unit over . Integrated electric double oven , tv point , victorian style radiator , ample power points , space for fridge freezer . Large skylight bringing in extra sunlight from the south . Double glazed bi -fold doors to the Gazebo and rear garden .

## **Laundry Room with Cloakroom**

Under floor heating ,matching base units and wall cupboards , cupboard for housing tumble drier and washing machine , power points , broom cupboard , door to Gazebo , door to Cloakroom with vanity wash basin , high level wc suite , double glazed window and under floor heating .

## **Landing**

access door to front balcony with extensive sea and coastal views , sliding door to luxury shower room .

## **Luxury Shower /Wc**

7'8" x 4'3" max (2.34m x 1.32m max )

Large walk in shower cubicle with black mixer tap unit , vanity washbasin with designer mixer tap . heated radiator with towel rail , high level wc cistern .

## **Front Bedroom**

12'1" x 12'4" (3.7m x 3.77m )

extensive sea views , power points , radiator .

## **Back Bedroom (south)**

11'10" x 10'0" (3.61m x 3.05m )

Radiator, power points , storage cupboard , garden views .



## Master Bedroom with luxury en-suite

32'1" x 11'10" max measurements (9.8m x 3.63m max measurements )

Lovely spacious dual aspect room with french double glazed doors to front balcony with extensive sea views , victorian style radiator , power points , tv point . The rooms opens into a luxury en-suite Shower/bath/wc area , victorian style radiator , slipper bath with mixer taps , shower cubicle , low level wc suite ,vanity washbasin , double glazed french doors to juliette balcony overlooking the rear garden .

## South Facing Rear Garden

Secluded landscaped south facing sunny rear garden ,with established flower beds , trees and climbing plants , brick pathways ,lawned areas , large shed , summerhouse, brick patio, hose tap with hand basin, 2 side entrances , bike store . Partly enclosed Pergola with glass roof comfortably seating 8 people around a table ,great for entertaining .

## The Lodge (can be seperately accessed )

Detached Lodge located at the rear of the main property .

## Lounge /Kitchen

12'2" x 13'11" max measurements (3.71m x 4.25m max measurements )

Base units and wall cupboards , Villeroy & Boch 1/1.5 bowl sink unit with telescopic mixer tap , ceramic hob, electric oven , power points , tv point .under floor heating

## Bedroom

7'10" x 10'5" (2.39m x 3.18m )

power points , under floor heating

## Shower Room/ Wc

Shower cubicle , low level wc suite, , vanity washbasin, underfloor heating .



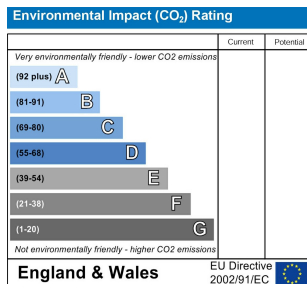
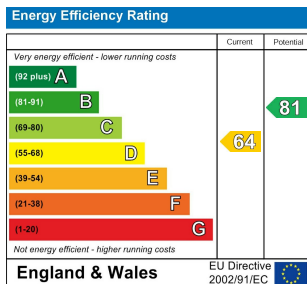
Ground Floor

1st Floor



Total Area 187m Sq Or 2010ft Sq

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**Note:**

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

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