



5A Sussex Gardens, Herne Bay, CT6 8DU



INDIVIDUALLY DESIGNED 4 BEDROOM DETACHED FAMILY HOUSE WITH EN SUITE ,BATHROOM AND CLOAKROOM , STANDING ON A SUBSTANTIAL CORNER PLOT LOCATED ON THE POPULAR WEST SIDE OF TOWN WITHIN MINUTES OF HAMPTON BAY SEAFRONT ,LOCAL STORE AND BUS ROUTE TO TOWN .SCHOOLS NEARBY .THIS PROPERTY HAS TREMENDOUS SCOPE FOR IMPROVING THE EXISTING ACCOMMODATION TO PROVIDE EXTRA LIVING SPACE . THERE IS A DOUBLE GARAGE TO THE REAR OF THE SOUTH WESTERLY GARDEN . GAS CENTRAL HEATING AND DOUBLE GLAZING REASONABLE .OFFERS INVITED FOR A QUICK SALE ...

Offers In The Region Of £425,000 Freehold



Entrance Hall

Double glazed front door ,radiator, power points , cupboard under stairs .

Cloakroom

5'9" x 5'4" m (1.76m x 1.64 m)

low level wc suite, pedestal washbasin, radiator.

Front Reception Room.(originally the garage)

13'10" x 9'11" (4.22m x 3.04m)

radiator ,power points

Lounge

18'11" x 9'0" (5.77m x 2.75m)

Side window facing west , double glazed sliding patio doors to rear garden , tv point ,power points

Kitchen

13'11" x 13'11" (4.26m x 4.25m)

Radiator , plumbed for washing machine , electric oven and hob ,sink unit , power points , wall mounted gas boiler for central heating and hot water , recess for fridge, recess for freezer , double aspect room , door to rear garden

First Floor Landing

Radiator , power point

Front Bedroom

13'7" 10'9" (4.16m 3.30m)

Radiator, power points

En-Suite to Front Bedroom

Shower, wc , pedestal wash basin

Side Bedroom

9'10" x 6'0" (3m x 1.83m)

radiator power points

Back Bedroom

10'6" x9'0" wide (3.22m x2.76m wide)

Airing cupboard , hot tank , programmer, immersion heater , radiator ,power points .

Back Bedroom

14'0" incl mirror fronted mirror wardrobes x 10'1" (4.27m incl mirror fronted mirror wardrobes x 3.09m)

Power points, radiator ,double aspect room ,

Bathroom/wc

7'9" x 5'3" depth (2.38m x 1.62m depth)

Panelled bath with mixer tap, low level wc suite, pedestal washbasin.

Rear Garden

36'1" approx depth (11m approx depth)

Corner plot, westerly aspect , lawned with flower beds ,side gate access , rear gate to drive way , personal door to detached garage , external power point ,

Detached (Rear)Garage

18'11" x 15'0" wide (5.79m x 4.58m wide)

Roof storage, 2 up and over doors ,seperate power supply from the house .

Front Garden (Open Plan)

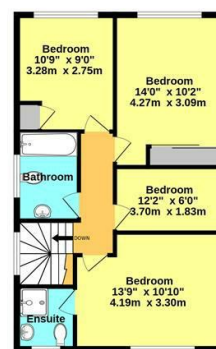
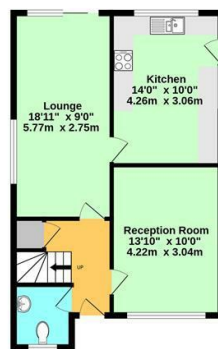
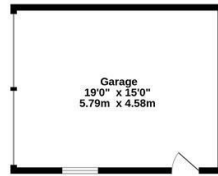


Drive way for up to 3 cars

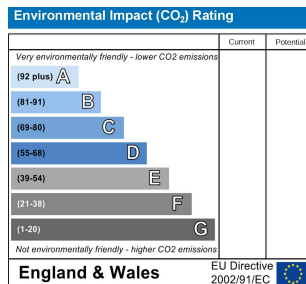
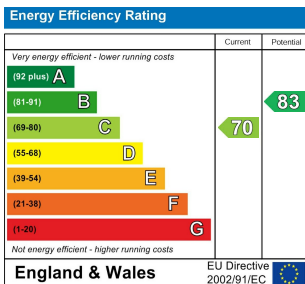


Ground Floor

1st Floor



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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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