



### 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 .SCHOOL ALSO NEARBY .THIS PROPERTY HAS TREMENDOUS SCOPE AND POTENTIAL FOR IMPROVING THE EXISTING ACCOMMODATION TO PROVIDE EXTRA LIVING SPACE , OR AS AN INVESTMENT FOR LETTING PURPOSES EVEN CONVERTING INTO 2 FLATS SUBJECT TO PLANNING CONSENT . . THERE IS A DOUBLE GARAGE TO THE REAR OF THE SOUTH WESTERLY GARDEN AND THIS BUILDING COULD POSSIBLY BE SOLD OFF BY ANY NEW VENDOR. AMPLE PARKING IN THE FRONT GARDEN ..GAS CENTRAL HEATING AND DOUBLE GLAZING REASONABLE OFFERS INVITED .....

**Offers In The Region Of £389,995 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

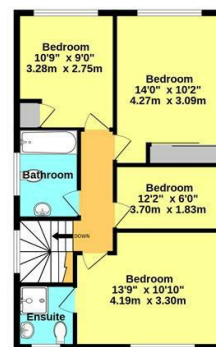
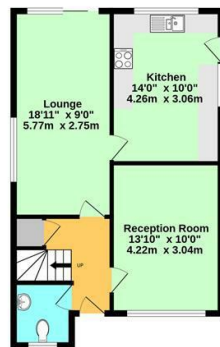
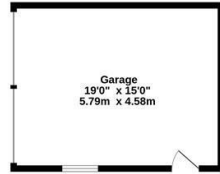
18'11" x 15'0" wide (5.79m x 4.58m wide )

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

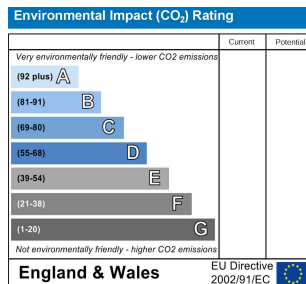
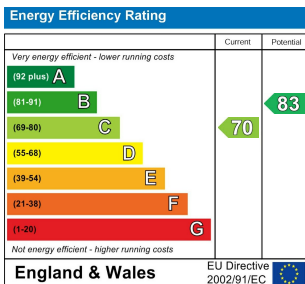


Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrage 03/23



**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.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority



