



6 Cliff Sea Grove, Herne Bay, Kent, CT6 8JT



SPACIOUS MID TERRACE EDWARDIAN FAMILY HOUSE SET OVER 3 FLOORS FOLLOWING A PROGRAMME OF IMPROVEMENTS AND EXTENSIVE UPDATING JUST RECENTLY CARRIED OUT THROUGHOUT THE PROPERTY .OFFERING 5 BEDROOMS ,DOWNSTAIRS WC,FAMILY BATHROOM AND ENSUITE FACILITIES. NEWLY FITTED KITCHEN .GAS CENTRAL HEATING DOUBLE GLAZING .LOCATED ON THE WEST SIDE OF TOWN CLOSE TO BUS ROUTE FOR TOWN CENTRE AND SEAFRONT , LOCAL SHOPS ALSO CLOSE BY , WITHIN THE CATCHMENT AREA FOR SCHOOLS ...

Offers In The Region Of £379,500 Freehold



Entrance Hall

Radiator , consumer unit , large feature door to the Lounge .

Lounge (front)

16'4" max depth x 14'0" into double glazed bay (5m max depth x 4.28m into double glazed bay)
Feature fireplace with log burner , tv point, power points, 2 radiators ,

Kitchen/Breakfast Room

15'1" x 10'11" (4.60m x 3.33m)

Recently fitted extensive range of IKEA units with fitted shelving and led back lighting , corner shelving, butler sink unit with ceramic drainer flexi hose monotap, integrated dishwasher, recess for fridge/freezer , electric range cooker with 5 burners , 2 ovens plus grill. light in housing , wall cupboards with underlighting , luxury laminate flooring ,breakfast bar in the centre of the room with over head lighting ,radiator , power points, 2 steps down to Dining Room , door to Utility Room .

Wc (off Kitchen)

ow level wc suite , vanity wash basin

Utility Room

12'9" x 5'10" max width (3.90m x 1.79m max width)

Base unit with one and a half bowl sink unit , mixer tap , wall cupboard, recess for washing machine, ,power points, recess and plumbed for tumble drier, door to rear garden

Dining Room

12'7" x 8'11" (3.85m x 2.74)

Radiator, cupboard housing gas central heating and hot water ,power points , luxury laminate flooring , pair of double glazed doors to rear garden .

Landing

Additional stair case to top floor .

Shower /wc

6'0" max x 5'6" (1.83m max x 1.69m)

Heated towel rail , vanity wash basin ,large walk in shower cubicle with pumped multi jet system with rain shower head , plus hand held shower attachment, low level wc suite .

Back Bedroom/ Study

9'0" max width x 8'7" max depth (2.75m max width x 2.64m max depth)

Radiator , power points

Main Landing

power points , with staircase to top floor .power points

Bedroom

11'6" x 10'4" (3.53m x 3.17m)

radiator ,power points ,fitted wardrobe , tv point.

Bedroom with EnSuite Shower /wc

12'3" x 7'8" (3.75m x 2.35m)

Range of fitted wardrobes 2 with mirrored doors , tv point, power points, built in cupboard



En Suite Shower/wc

12'4" x 5'11" wide (3.77m x 1.82m wide)

Shower cubicle , electric shower unit, vanity wash basin, mirror with led lighting, low level wc suite,,heated towel rail ,

Stairs on landing to bedroom roof conversions

Top Floor bedrooms

2 irregular shaped bedrooms , both with velux roof windows , power points ,radiators, internet connection to one bedroom ,storage

Rear Garden (east/south/westerly aspect)

Lawned with decking area with matching footpath ,workshop to far rear with power .light and water supplies .

Small enclosed front garden area

space to stand motor bike.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 87 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | 87 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |

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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