



**32 Western Esplanade, Herne Bay, CT6 8RP**



4 BEDROOM SPACIOUS SEMI - DETACHED MARINE PERIOD PROPERTY CONVENIENTLY LOCATED ON THE EVER POPULAR WESTERN END OF HERNE BAY SEA FRONT DIRECTLY OPPOSITE THE SEA . AN IDEAL FAMILY HOME WITH IMPRESSIVE AND WELL MAINTAINED ACCOMMODATION THROUGHOUT WHICH MUST BE VIEWED TO BE APPRECIATED . SOUTH FACING REAR GARDEN ,ATTACHED GARAGE , GAS CENTRAL HEATING AND DOUBLE GLAZING . EXTENSIVE SEA VIEWS .BALCONY . \*\*\*\*\*PLEASE NOTE THAT THIS PROPERTY IS NOW SOLD SUBJECT TO CONTRACT \*\*\*\*\*

**Offers In The Region Of £795,000 Freehold**



### Enclosed entrance porch

double glazed

### Entrance Hall

radiator , power points ,solid oak flooring

### Lounge /Dining Room

28'6" depth x 14'8" wide (8.7m depth x 4.49m wide )

originally 2 rooms , extensive sea views from the double glazed bay windows, 2 fireplaces one working with a wood burner stove . power points , 2 radiators, tv point , double glazed window overlooking rear garden , solid oak flooring

### Kitchen/Breakfast Room

22'7" wide x 10'7" (6.89m wide x 3.25m )

Insulated walls and ceilings, range of base units, wall cupboards , pull out draw units , breakfast bar, power points , radiator, tiled walls, one and a half bowl sink unit, integrated dishwasher , Worcester boiler for central heating & hot water , cupboard understairs housing gas and electric meters , double glazed doors to rear garden , under floor heating , under floor heating , Smart meter connected .

### Utility Room

7'0" x 6'10" (2.14m x 2.1m )

recess and plumbed for washing machine , power points , tiled floor with underfloor heating ,

### Wc

low level wc suite , vanity washbasin, under floor heating , upright wall radiator, tiled floor ,

### Extensive split level landing

access to insulated roof space , radiator, power points

### Front Bedroom

15'8" incl double glazed bay window x 12'1" depth (4.8m incl double glazed bay window x 3.7m depth )  
depth measurements include fitted wardrobes, tv point, power points , extensive sea views , range of built in wardrobes with sliding mirror doors ,,radiator

### Front Single Bedroom / Dressing room

9'7" x 6'5" (2.93m x 1.98m )

radiator , power points , sea views

### South facing Bedroom

12'6" x 12'9" m (3.82m x 3.89 m )

radiator , power points , tv point , door to office

### Office

Sloping ceiling eaves storage , velux roof window , power points ,radiator, double glazed window and door facing the sea , feature balcony with extensive sea views

### Bedroom ( side)

14'0" x 7'6" wide (4.27m x 2.31m wide )

power points ,radiator

### Shower/wc

9'10" x 6'9" m wide (3m x 2.06 m wide )

Large shower cubicle, with overhead rain shower, low level wc suite, porcelain floor and wall tiles, underfloor heating, twin bowl wash basins, upright radiator, wired for electric mirror and light unit ,



## **Guest Shower/wc**

7'6" m x 5'10" wide (2.3 m x 1.78m wide )

Porcelain tiled floor, Porcelain tiled walls ,underfloor heating , loft access , shower cubicle with overhead rain shower, unit , vanity washbasin , heated towel rail , mirror with lights . low level wc suite ,

## **Outside (rear)**

South facing terraced garden , nicely designed with steps to raised lawn area with trees, large patio area with french drainage system , hose tap , access to garage

## **Gym /Guest room outbuilding**

13'1" approx x 7'1" approx (4m approx x 2.18m approx )

Convenient and useful room attached to the rear of the house and could be linked internally if desired .double glazed patio doors , Velux roof window, power points .

## **Attached Garage**

19'1" depth x 14'10" width (5.82m depth x 4.54m width )

electric roller door, power points, lights double glazed personal door

## **Front garden**

Drive way to garage with room to stand 2 vehicles .



Ground Floor

1st Floor



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.  
Made with Floorplan 3.0.0.2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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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