



### 14 Beaumont Street, Herne Bay, CT6 8LX



NEW FOR 2025....Very nice well appointed 3 bedroom semi -detached family home located on the west side of town opposite the popular Hampton Primary School. Close to the bus route for the local shops and alternative schools , direct route to the railway station ,town centre and sea front . Within a short drive to Hampton sea front and access road leading to Whitstable. Ready to move into and start living , benefits from a large rear garden ,off road parking, gas central heating and double glazing .

**Offers In The Region Of £382,500 Freehold**



### Entrance Hall

Radiator, cupboard under stairs .

### Front Lounge

13'7" into double glazed bay window x 13'1" max (4.15m into double glazed bay window x 4m max )

Radiator, power points , tv point ,

### Open plan Dining Room & Kitchen

10'11" x 9'11" in dining area (3.34m x 3.04m in dining area )

Radiator, power points ,pair of double glazed doors to rear garden , opening to Kitchen

### Kitchen

9'4" max x 7'10" max (2.84m max x 2.39m max )

Recently fitted range of base units ,wall cupboards& worktops Integrated electric double oven , Bosch electric hob ,integrated dishwasher, composite sink unit with mixer taps , power points , recess for fridge, door to Rear Porch .

### Rear Porch

double glazed door to the rear garden

### Utility Room (off porch )

8'11" x 7'10" (2.73m x 2.4m )

One & a half bowl stainless steel sink unit , Base units, wall cupboards power points , recess & plumbed for a washing machine , radiator , Worcester gas boiler for central & hot water .

### Seperate wc (off porch)

low level wc suite , radiator

### Landing

access to roof space

### Bathroom/wc

8'4" depth x 6'1" max width (2.56m depth x 1.87m max width )

Panelled bath with mixer taps and shower attachment, low level wc suite , tiled walls, radiator, pedestal washbasin

### Back Bedroom

10'9" wide max x 10'3" (3.30m wide max x 3.13m )

Radiator, power points, tv point

### Front Bedroom

12'4" max width x 10'11" (3.78m max width x 3.33m )

radiator ,power points

### Front Bedroom

8'5" x 8'0" (2.58m x 2.46m )

Radiator , power points

### Rear Garden South /West

72'2" x 29'6" approx (22.00m x 8.99m approx )

Mainly laid to lawn , large patio with matching footpaths leading to the rear patio , semi enclosed decking area facing south ,ideal for entertaining /relaxing with lighting . Side gate leading to gated shared drive way .

### Garage (attached to neighbours garage )

Original garage now used as a workshop .Drive way and parking to front garden for up to 4 cars .

# WILBEE & SON



**01227 374010**

[property@wilbeeandson.co.uk](mailto:property@wilbeeandson.co.uk)



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.  
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| 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 | <b>85</b> |

| 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>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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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