



### 111 Central Parade, Herne Bay, CT6 5JN



Substantial and Spacious Period Marine Residence located on a deep corner plot right on the sea front and facing directly opposite the sea on Central Parade, Herne Bay. Boasting stunning sea & coastal views. Conservation Protected Area. 111 is listed in the Canterbury /Herne Bay /Whitstable & District 1920 Directory as 1 Marina Crescent and appears to have to this day the name Colaba over the front entrance, and as far as we know the property is over 100 years old. Arranged over 3 floors with approx 370 sq m (3982 sq ft) of accommodation. Currently owned and lived in by one family with the majority of the ground floor (59 sq m) having its own self-contained flat area with separate council tax bill and electricity supply meter. There is one gas supply to the whole building with one boiler & one water supply. Huge potential with this interesting building which at present has 5 bedrooms and 4 reception rooms. Each floor has an approximate 40 ft long inner hallway giving so much scope to extend the room sizes if required or re-arrange the accommodation to suit today's lifestyle. The interior layout could best be described as that of a hotel appearance / design so in all viewing is strongly recommended to appreciate the ambience. Features gas central heating, some double glazing, south facing courtyard and a double size detached rear garage. Ample cellar storage with restricted head height. VIEWING IS STRICTLY BY PRIOR APPOINTMENT ONLY PLEASE.



**Offers In The Region Of £875,000 Freehold**



## Steps up from Dolphin Street to Main Entrance

### Enclosed Entrance Porch

### Main Entrance Hallway

14'10" wide (max) x 9'3" m (4.54m wide (max) x 2.82 m )

Radiator ,door to ground floor flat (not at present in use) Feature staircase to first floor

### Front Reception Room

18'4" into large bay window x 19'1" wide (5.6m into large bay window x 5.83 wide )

Sea & Sea front views , polished natural wooden floor ,feature fireplace , power points , 2 radiators , side window with leaded light feature .

### Inner Hallway

41'5" deep x 4'2" wide (12.63 deep x 1.28m wide )

Radiator, power points ,access door to courtyard .

### Ground Floor Flat Area

Accessed at present by seperate double glazed door from courtyard .

### (door into) Kitchen

11'6" max x 7'10" max (3.53m max x 2.41m max )

Modern fitted base units wall cupboards ,stainless steel sink unit , recess for electric cooker ,power points ,door to lounge

### (Lounge with door to ) L shaped Shower/wc

12'11" max width x 4'4" max depth (3.95m max width x 1.33 max depth )

Shower cubicle , vanity washbasin ,low level wc suite, radiator ,double glazed window, cupboard housing electric meter .

### Lounge

14'6" excluding recess x 15'1" max width (4.44m excluding recess x 4.62m max width )

tv point, power points , 2 radiators .door to Bedroom

### Bedroom (off lounge )

14'9" max width x 13'1" (4.52m max width x 4m )

Original fireplace , radiator ,power points (door back to main hallway not currently in use )

### Stairs to First floor & Landing

L shaped , side window , Inner landing 12.9m depth (42 ft approx ), telephone point , radiator,

### Lounge (Front)

19'2" max width x 17'10" m into large bay (5.86m max width x 5.46 m into large bay )

Feature fireplace, polished natural wooden floor , tv point, power points , radiator, side window, stunning sea front and coastal views

### Dining Room

13'5" excl recesses x 12'10" (4.1m excl recesses x 3.93m )

Radiator , power points, door to Breakfast Room

### Breakfast Room

15'9" x 13'0" (4.82m x 3.97m )

Radiator , power points , (door to inner hall )



## Kitchen

15'7" x 7'10" (4.75m x 2.40m )

Stainless steel unit , one and a half bowl sink unit, gas hob, integrated dishwasher, integrated electric oven , integrated microwave, door to inner hall ,

## Inner Landing

Housing utility facilities ,wall cupboards , double glazed window , walk in airing cupboard with boiler for central heating and hot water , hot tank with immersion heater .

## Bathroom/wc

15'10" x 6'9" max width (4.83m x 2.06m max width )

Panelled bath with mixer taps , pedestal wash basin , low level wc suite , radiator , tiling , corner cupboard

## Stairs to second floor with L shaped landing

Main landing with trap hatch to large roof space , radiator , Inner landing approx 42 ft long with wash basin ,double glazed window, electric meter cupboard ,

## Front Reception Room

17'11" into bay x 19'8" max width (5.47m into bay x 6m max width )

Stunning sea and sea front views , radiator , power points ,plumbed for shower unit

## Bedroom

15'2" x 13'3" (4.64m x 4.05m )

Radiator ,power points

## Bedroom (off inner landing )

15'5" x 13'0" (4.7m x 3.97m )

Radiator, power points ,

## Bedroom (off inner landing)

15'10" x 8'6" (4.85m x 2.60m )

Radiator , power points

## Bathroom /wc ( off inner landing )

15'11" x 6'3" max width (4.87m x 1.91m max width )

Radiator , circular bath in blue ,electric shower unit over ,glass screen door , vanity washbasin in blue , low level wc suite in blue , wall heater ,tiling

## Rear Courtyard

South facing , enclosed and mainly paved ,side gate ,access to extensive cellar storage with restricted head height

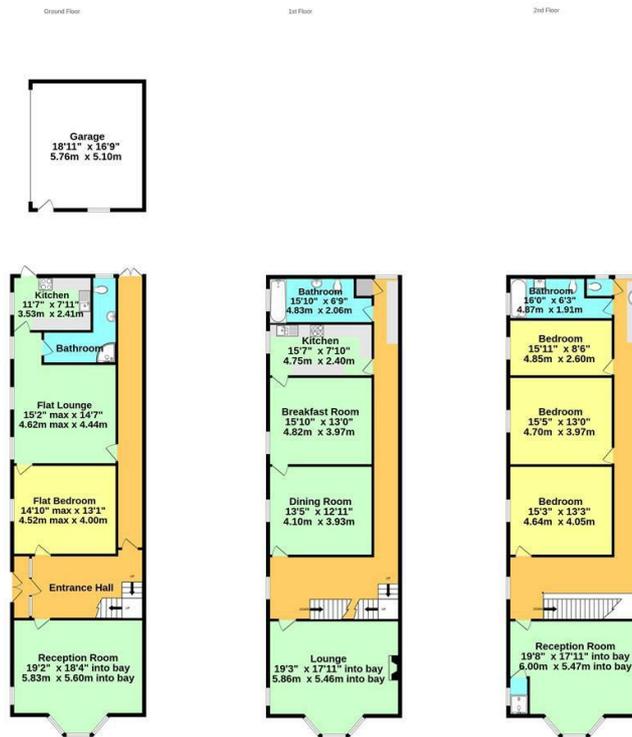
## Detached double size garage

18'10" x 16'8" (5.76m x 5.1m )

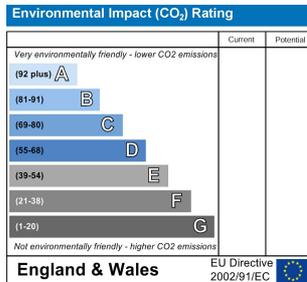
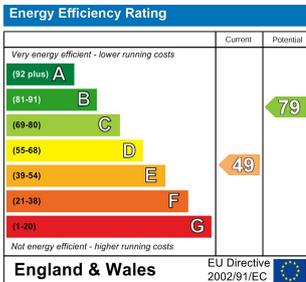
power and light

## Front Garden

Enclosed ,mainly lawned with flower borders .



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**Note:**

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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