



52 Ivanhoe Road, Herne Bay, Kent, CT6 6EQ



This very spacious and extended detached chalet style residence has the added advantage of an Annexe as part of the main residence. Internal viewing is strongly recommended. Designed to create modern day living which is complimented by the flexible accommodation. Located on the east side of town close to the local shops and bus route. Within easy access of the town centre and sea front. Gas central heating and double glazing. Large useful outbuilding ideal for a number of uses, workshop etc divided into 2 sections complete with electricity and air conditioning. Off road parking to front of the property.

Offers In The Region Of £620,000 Freehold



Enclosed Entrance Porch

Fully double glazed

Extensive Entrance Hall

2 radiators with cover, gas meter, stairs to floor , power points .

Front Bedroom

12'0" into bay x 11'8" (3.68m into bay x 3.58m)

Range of fitted wardrobes with mirror fronted doors ,power points, radiator with cover , stairs to the first floor .

Side Bedroom

9'6" x 7'11" (2.9m x 2.43m)

Radiator with cover , power points.

Side Bedroom

11'10" x 10'9" (3.61m x 3.28m)

Radiator , power points

Bathroom /Shower/wc

8'5" x 7'10" (2.57m x 2.39m)

Panelled bath with mixer taps, vanity washbasin, low level wc suite, walk in shower cubicle, upright radiator , door off hall to annexe ,opening to Kitchen.

Kitchen

11'5" x 10'2" max width (3.49m x 3.11m max width)

Range of base units , wall cupboards, sink unit , integrated electric double oven, microwave, , Lamona electric hob with overhead extractor unit ,gas boiler for central heating and hot water , integrated fridge/freezer ,door to Sun Room

Lounge/Diner

21'11" x 9'10" (6.69m x 3m)

Radiator with cover ,tv point, pair of double doors to rear garden .

First Floor

Irregular shaped room with sloping ceilings , not measured , with storage areas ,Velux window , power points .

Door to Adjoining Roof Bedroom

15'2" x 11'3" (4.63m x 3.44m)

Power points , velux window, radiator , access point to un-converted roof storage area housing the hot water tank
Velux window ..

(Internal) Annexe Accomodation

Accessed from the Main Hall on the ground floor

Bedroom

11'10" x 11'9" (3.61m x 3.59m)

tv point ,power points .

En -suite Shower/wc

8'9" x 5'10" (2.67m x 1.78m)

Walk in shower /wc , walk in shower , pedestal washbasin ,radiator ,low level wc suite ,tiling double glazed window., door to Lounge



Lounge

8'9" x 7'8" (2.69m x 2.36m)

Radiator, power points, tv point ,opening to Kitchen

Kitchen

9'8" x 8'11" (2.96m x 2.73m)

Base units ,wall cupboards, sink unit, breakfast bar , double glazed window & door to rear garden ,radiator, power points,

Rear garden

good size ,wide rear garden mainly astro -turfed , Very large outbuilding .Side entrance ,external lighting

Outbuilding

13'1" x 11'9" (4m x 3.60m)

power points ,lighting , seperate fuse box from the main building , ideal for a number of uses Business or Residential

Outbuilding Room 2

13'6" x 11'9" (4.12m x 3.59m)

power points , air conditioning unit , power and light

Front Garden

Suitable for parking several vehicles ..



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
(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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