



**11 West Hill Road, Herne Bay, CT6 8HG**



Interesting Detached chalet style character property located in an ever popular residential area on the west side of town within close proximity of the sea front and bus route to the town centre .In need of some modernising but generally in good order for its age and has a lot of potential. with flexible accommodation . Offering 2/3 bedrooms with plenty of scope to extend some of the rooms internally . Offered with no onward chain . Gas central heating .Double glazing . Attached garage and off road parking available . Viewing strongly recommended....

**Offers In The Region Of £595,000 Freehold**



### Feature Canopy Porch to front door

#### Spacious Entrance Hall

23'5" x 5'11" wide including staircase (7.16m x 1.82m wide including staircase )  
Electric meter cupboard, radiator ,power points .

#### Front Reception Room

20'2" x 15'1" wide including large bay window (6.16m x 4.62m wide including large bay window )  
2 large recesses , Fireplace, tv point, power points, Period style ceiling coving & picture rails ..

#### Front Reception Room /Bedroom

16'4" depth including bay window x 11'11" (5m depth including bay window x 3.64m )  
2 large recesses , radiator ,power points .

#### Rear Reception Room

17'2" into bay window x 11'10" (5.24m into bay window x 3.63m )  
2 large recesses , radiator, power points , pair of doors to Sun Room ,door to Utility Room , door to hall .

#### Sun Room

15'5" x 13'0" (4.7m x 3.98m )  
Double glazed windows , poly carbonate roof with roof blinds .sliding patio doors to rear garden , door to Cloakroom within the Sun room with Low level wc suite ,& washbasin .Door to rear garden.

#### Utility Room

11'9" m x 7'11" (3.6 m x 2.43m )  
Sink unit , plumbed for washing machine ,power points, programmer for central heating system . Vaillant boiler for central heating and hot water ..

#### Kitchen/Breakfast Room

15'0" max x 11'11" m (4.58m max x 3.64 m )  
Wall cupboards , base units, 2 radiators, power points , two and a half bowl sink unit , gas hob, electric oven, double glazed door to side garden .

#### Landing

L Shaped , Split level with double aspect window feature and window seat ,

#### Bathroom /wc /shower

8'9" max x 8'2" max (2.69m max x 2.50m max )  
Cupboard housing hot tank , access to roof space, low level wc suite ,radiator, panelled bath ,pedestal washbasin, Shower cubicle with electric shower unit.

#### Bedroom (north)

17'0" into wardrobe x 11'9" max (5.2m into wardrobe x 3.6m max )  
Radiator ,power points ,eaves cupboards,

#### Single Bedroom/Dressing Room

7'6" x 5'10" (2.29m x 1.80m )  
Radiator, power points .

#### Bedroom (South)

16'7" wide x 11'11" max depth (5.08m wide x 3.64m max depth )  
wash basin ,eaves cupboards .

#### Rear Garden

Wide ,mainly lawned , Westerly and Southerly aspect , flower beds ,built in store , side entrance to Garage .



## **Side Garden**

32'9" x 19'8" wide (10m x 6m wide )

Lawned area , sunny aspect , gate to front garden . Pergola .

## **Attached Garage**

Electric door to front ,rear door .

## **Front Garden**

drive way to garage ,additional parking areas .

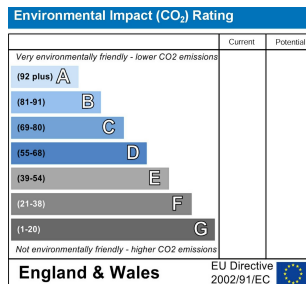
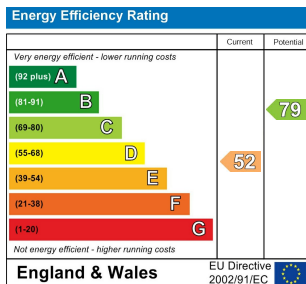


Ground Floor

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 Metropix ©2025



### 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.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority









