



142 Grand Drive, Herne Bay, CT6 8HU



Lovely Detached Period Family House literally just off the sea front and just off Western Esplanade at Hampton .Offering 4 bedrooms and some sea views .Comfortable accommodation ideal for a family interested in water sports with the Hampton Pier Yacht club at hand .Rarely available in this area so early viewing is strongly advised . Gas central heating ,double glazing. Off road parking with potential for a garage to the rear

£695,000 Freehold



Large Enclosed Entrance Porch

double glazed windows , tiled floor , pair of double glazed opening doors to front garden .

Entrance Hall

Cupboard understairs ,window overlooking the front porch , Porthole window facing north with sea glimpses . radiator.

Front Reception Room

17'11" into double glazed bay window x 13'1" (5.47m into double glazed bay window x 3.99m)
Window blinds , exposed timber floor, tv point, power points ,wall light , 2 radiators, feature fireplace with wood burner (requires serving before use) , feature south facing side window, dado rail, picture rail, coving .

Dining Room

14'2" into bay x 9'6" max width (4.34m into bay x 2.9m max width)
Feature fireplace , (currently not in use) picture rail, dado rail, coving , power points , shelving in recess ,archway to Kitchen/Breakfast room

Kitchen /Breakfast Room

11'11" max width x 12'5" (3.65 max width x 3.80m)
Modern base units ,wall cupboards , ,gas hob, electric oven, extractor unit, resin sink unit mixer tap, power points , cupboard housing gas boiler for central & hot water , space for fridge/freezer, pair of double glazed doors to rear garden , door to Utility Room

Utility Room

6'3" x 4'0" (1.91m x 1.22m)
High ceiling with velux roof window, ceiling lights, plumbed for washing machine, tiled floor ,door to garden ,door to Shower Room /Wc

Shower/wc

6'2" x 5'4" (1.90m x 1.65m)
Shower cubicle, with electric shower unit ,low level wc suite, vanity washbasin, tiled floor , heated towel rail, velux roof window, high ceiling, with lighting .

Snug off Kitchen

13'1" x 8'3" (4m x 2.52m)
Feature fireplace (not in use) power points , pair of wooden doors to Conservatory

Conservatory

12'6" x 9'6" (3.82m x 2.90m)
Tiled floor .Fully double glazed pair of double glazed doors to rear garden , wall light , feature overhead window ,electric wall radiator, power points, polycarbonate roof .

Landing

20'10" long (6.36m long)
Radiator, access to roof space with ladder

Modern Bathroom

Features a double glazed frosted door to the front Balcony with some sea views , White suite with Spa bath and plus taps ,tiled walls , wash basin, extractor unit, porthole window , Porthole window

Side Bedroom

11'4" x 8'7" (3.47m x 2.62m)
Sea views, radiator, power points ,built in cupboard .



Front Bedroom (west facing)

15'0" into bay window x 13'0" max width (4.59m into bay window x 3.98m max width)

Double glazed windows with blinds , limited sea views , fitted wardrobes, radiator , power points , fireplace (not in use).

Back Bedroom

13'2" max width x 11'5" (4.02m max width x 3.5m)

Fireplace(not in use) ,fitted wardrobe, power points ,radiator .

Back Bedroom (east facing)

9'0" x 8'8" (2.75m x 2.65m)

Radiator, power points, trap door to roof space .

Seperate w.c

Low level suite , tiling

Rear Garden

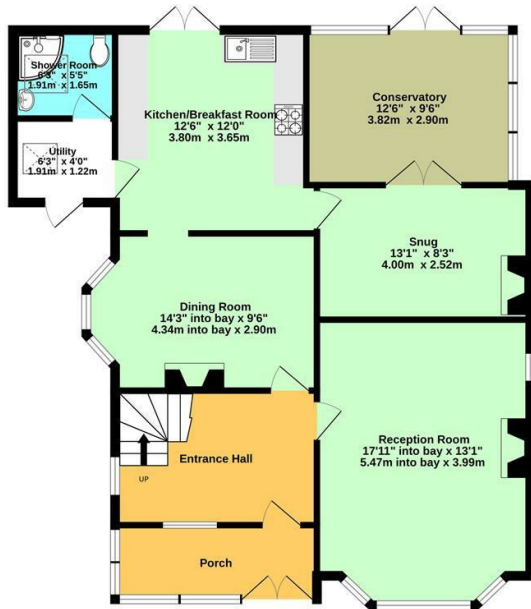
Comfortable size , south westerly aspect , secluded and well established with trees , flower beds, childrens climbing frame ,tree house , shed , decking patio, gates to drive way leading to front garden.

Front Garden

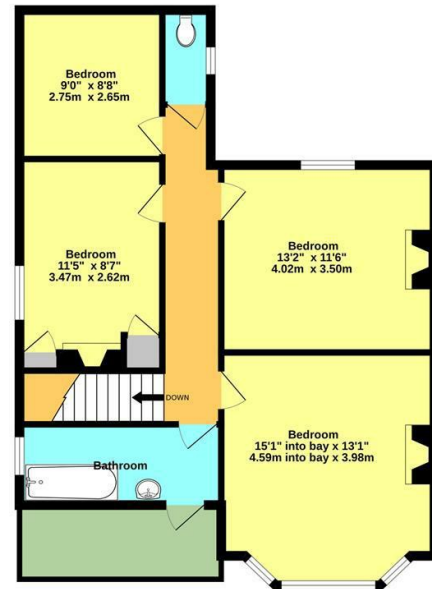
Pebbled area for parking several cars .



Ground Floor

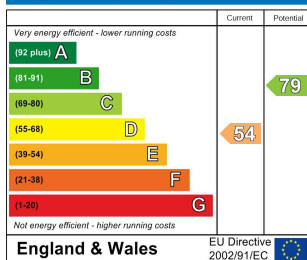


1st Floor



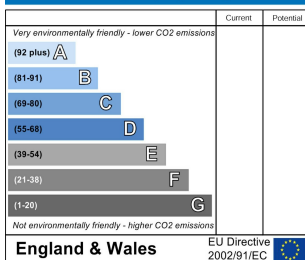
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Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

Note:

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

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