



28 St. Georges Terrace, Herne Bay, Kent, CT6 8RH



Great location vacant 5 bedroom detached double fronted period property over 3 levels just set back from the sea front but facing directly towards the sea with a south facing rear garden. good family accommodation. Very close to the town centre and local shops. gas central heating. Double glazing. Garage linked to 27 and 28.



**£785,000 Freehold**





## Enclosed Entrance Porch

12'9 x 4'9 (3.89m x 1.45m)

Facing the sea. Double glazing. Door to entrance porch two. Door to

## Entrance Hall

18' x 8'10 (at widest point) (5.49m x 2.69m (at widest point))

Radiator. Power points. Cupboard downstairs.

## Cloakroom

6'8 x 4'9 (2.03m x 1.45m)

Pedestal wash handbasin. Radiator. Low level WC suite.

## Front Lounge

26' (including bay) x 12'6 (7.92m (including bay) x 3.81m)

Sea views. Feature fireplace. Stripped floor boards. Coving. Picture rail. 2x radiators. Power points. Door to

## Sun Room

21' x 5'10 (6.40m x 1.78m)

South facing. Radiator. Power points. Single glazed windows. Double glazed doors. Door to

## Integral Garage

18' x 11' (5.49m x 3.35m)

Electric up and over door. Light and power.

## Dining Room

14'6 x 15'10 (into bay) (4.42m x 4.83m (into bay))

Radiator. Power points. Coving. Picture rail. Opening and steps down to

## Kitchen/Breakfast Room

21'8 x 15' narrowing to 7'7 (6.60m x 4.57m narrowing to 2.31m)

Partial sea view. Range cooker five burner hob. Range of base units. Wall cupboards. Worktops. Stainless steel sink unit. Recess for fridge. Matching cupboard unit with recess for american fridge freezer. Matching breakfast bar. Double glazed windows. Radiator. Power points. Door to hallway and door to

## Utility Room (South facing)

14'5 x 7'9 (4.39m x 2.36m)

'L' shaped room. Quarry tiled floor. Base units. Door to rear garden. Radiator. Power points.

## Boiler Room (incorporating utility room)

Gas boiler for hot water and central heating. Hot tank.

## Stair To Split Level Landing

## Bathroom/WC/Shower Room

7'9 x 9'5 (2.36m x 2.87m)

Panelled bath. Low level WC suit. Shower cubicle. Pedestal wash handbasin. Radiator. Double glazed window. Tiling.

## Bedroom

15'8 x 12'3 (4.78m x 3.73m)

2 Double glazed south facing windows. Pedestal wash handbasin. Power points. Radiator.

## Main Landing

Radiator. Fitted cupboards. Double glazed window (south facing).



## **Bedroom (south facing)**

9'9 x 9'7 (2.97m x 2.92m)

Double glazed windows. Radiator. Power points. Wash handbasin. Dividing wall could be removed to facilitate an en-suite bathroom.

## **Front Bedroom**

15'10 (into bay) x 12'3 (4.83m (into bay) x 3.73m)

Extensive sea views and sea front views. Radiator. Power points.

## **Front Bedroom**

16'2 (into bay) x 15' (4.93m (into bay) x 4.57m)

Extensive sea views and sea front views. Radiators in bay. Additional radiator. Power points. Wash handbasin.

## **Stairs To 2nd Floor**

Storage cupboard on top of staircase.

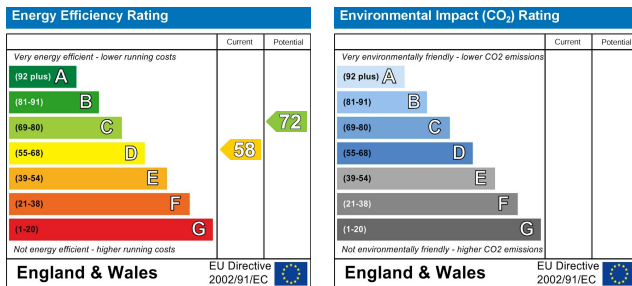
## **Back Bedroom**

15'10 x 12'6 (4.83m x 3.81m)

South facing. Radiator. Wash handbasin. 2 double glazed windows. Power points.

## **OUTSIDE**

Side entrance and gate. South facing rear garden. Lawned with flower beds.



**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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