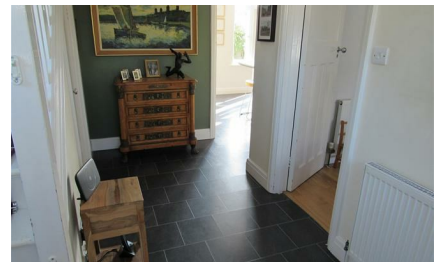




50 Bournemouth Drive, Herne Bay, CT6 8HH



Well presented and nicely proportioned 4 bedroom detached character property located in a very sought after residential area on the west side of town within very easy access of the sea front, bus route to town centre local shops and schools. Ideal family accommodation with ample parking for up to 3 cars. Gas central heating ,double glazing , landscaped rear garden ideal for entertaining . Viewing strongly recommended. NO FORWARD CHAINRE-LISTED FOR SALE 2025



Offers In The Region Of £575,000 Freehold



Entrance Hall

Power points. Telephone point. Radiator. Understairs cupboard with window.

Front Reception Room

12'11" x 15'11" (into double glazed bay) (3.94m x 4.86m (into double glazed bay))

Wall light. Power points. Fireplace. Television point. Radiator.

Kitchen/Breakfast Room

21'8" x 13'6" reducing to 11'3" into bay (6.61m x 4.12m reducing to 3.45m into bay)

Sunny aspect room. Range of base units. Wall cupboards. Display shelving. Power points. 6 burner range master oven. Stainless steel 1 1/2 bowl sink unit with mixer taps. Integrated dish washer and fridge. Unit under lighting. Breakfast bar with overhead lighting. 2x radiators. Pair of double glazed door to rear garden. Power points. Television point. Original larder cupboard with power point. Door to

Utility Room

8'6" x 6'0" (2.61m x 1.85m)

Worktop incorporating circular stainless steel sink unit with mixer taps. Recess and plumbed for washing machine. Recess for tumble drier. Wall mounted gas boiler for central heating and hot water. Wall cupboard. Power points. Radiator. Tiled floor. Door to rear garden, Door to

Cloakroom

Fully tiled. Low level WC suite. Heated towel rail and radiator. Wash hand basin. Tiled floor.

1st Floor Split Level Landing off Main Stairs

Built-in store cupboard with additional double glazed window.

Bathroom/WC

8'11" x 6'1" (2.74m x 1.87m)

Panelled bath with mixer taps. Shower screen and shower unit. Pedestal wash hand basin. Low level WC. Heated towel rail. Tiled walls and floor.

Main Landing

Radiator. Ladder access to roof space, boarded.

Back Bedroom (East)

9'3" x 10'5" (2.83m x 3.2m)

Radiator. Power points. Television point. Airing cupboard and hot water cylinder.

Back Bedroom (East)

13'0" x 9'8" (excluding recess) (3.98m x 2.97m (excluding recess))

Radiator. Power points.

Front Bedroom (West)

16'0" (into bay window) x 12'5" (4.89m (into bay window) x 3.8m)

Radiator. Power points. Television point.

Front Bedroom (West)

8'5" x 8'3" (2.58m x 2.53m)

Radiator. Power points.

OUTSIDE

Rear Garden

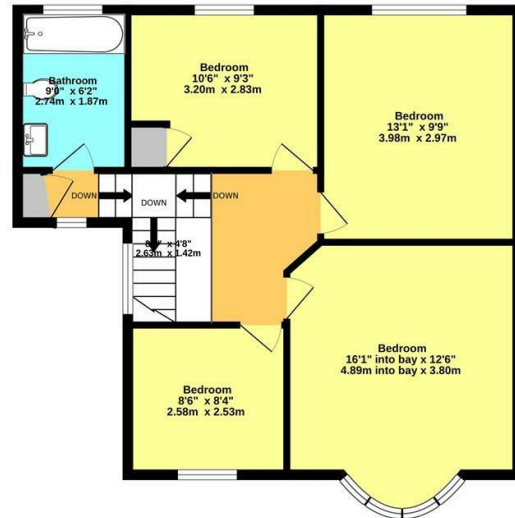
Landscaped rear garden southerly aspect. Lawned area. Extensive split level raised patio with lighting inset in the boundary walls. Side gate. Hose tap. Large established pergola. Brick built BBQ. Flower borders.



Ground Floor

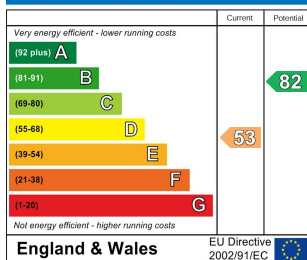


1st Floor



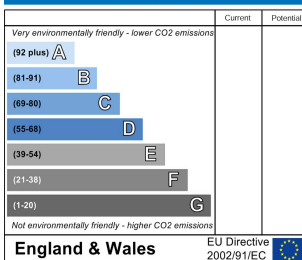
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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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.

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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