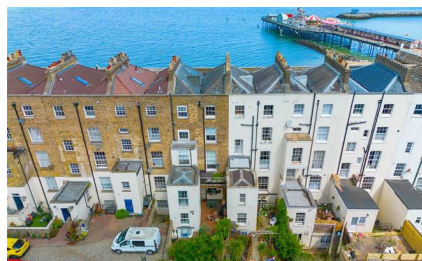




### 5 St. Georges Terrace, Herne Bay, CT6 8RG



Superior Grade II listed Marine Residence set one road back from Central Parade directly opposite the sea on Herne Bay sea front. Conveniently positioned for easy access to the town centre and main line railway station. This superior Victorian terraced period property is built over 5 floor levels including the basement and has many well apportioned rooms some with sea and coastal views. Such features include the lovely high ceilings with ornate coving, working fireplaces, multi purpose basement currently with separate access. Compact and mature planted rear garden with courtyard/patio.. Possible invaluable rear car standing room subject to some minor alterations. Gas central heating. Partly double glazed.



**£1,250,000 Freehold**



## Pair of Large Doors to

### Enclosed Entrance Porch

4'9" wide x 5'11" (1.45m wide x 1.82m)

## Internal Doors to

### Entrance Hall

Split level. Feature ceiling. Parquet floor. radiator. Understairs cupboard housing washing machine and tumble drier. Door to kitchen. Door to courtyard garden.

### Cloakroom

Low level WC suite. Wash handbasin.

### Rear Reception Room /Study

Off hall. Cupboard housing boiler. Double glazed window. Corner display cupboard. Storage cupboard and shelving. Power points. Parquet flooring.

### Front Reception Room

12'5" x 15'5" (3.80m x 4.71m)

Large folding door to kitchen. Direct sea views. Fireplace with wood burner. 3x Radiators. Power points. Low level window shutters. Parquet flooring. Ceiling height 3m and coving.

### Kitchen

14'11" max x 11'3" (4.56m max x 3.43m)

Ceiling height 3m. Base units with worktops. Display wall cupboards. Radiator. Power points. Butler sink with mixer tap. Parquet flooring. gas point. Door to hall.

## Staircase off Ground Floor Hall to 1/2 Landing

### Rear Bedroom

15'8" x 8'3" wide (4.8m x 2.52m wide)

Front area housing airing cupboard and hot tank, Coved ceiling. Double glazed window facing south. Power points. Radiator.

### Stairs to Landing

18'2" wide excluding shallow recess (5.55m wide excluding shallow recess)

### Feature Lounge

18'2" wide excluding recesses x 11'7" approx (5.55m wide excluding recesses x 3.55m approx )

Direct sea views. Feature fireplace with wood burner. 3x Radiators. 3 Large windows over looking the sea with shutters. Balcony to front accessed via the window. Parquet flooring. 3m height ceiling with coving. Pair of doors to

### Reception Room

15'9" x 11'7" (4.82m x 3.55m)

Radiator. Television point. Power points. Large sliding sash window to sun deck south facing. Wall light. Parquet flooring. Door to landing.

### Stairs to 1/2 Landing

Power points.

### W/C

High level period WC suite, Period circular wash basin, Wall lights. Double glazed south facing window.



## Stairs to Landing

Built-in cupboard.

## Back Bedroom

11'9" x 15'1" (3.59m x 4.62m)

South facing. Radiator. Power points. 2 fitted cupboards with high doors.

## Front Bedroom

11'1" x 16'4" (3.39m x 5m)

Facing the sea. Radiator. Power points.

## Bathroom/WC

11'1" x 6'3" (3.38m x 1.92m)

Pedestal wash hand basin. Slipper bath with mixer taps. Direct sea views. Heated towel rail.

## Stairs to Top Floor Landing

### Inner Landing

Power points. Door to

### Shower Room/WC

Distant views. Walk/in shower cubicle. Vanity wash hand basin. low level WC suite. Double glazed window and window shutters.

## Bedroom

15'10" x 9'10" (4.85m x 3m)

South facing. Range of fitted wardrobes. Radiator. Power points.

## Front Bedroom

11'3" x 16'4" (3.45m x 5m)

Sea views and coastal views. Radiator. Power points. Archway to

## Dressing Room/Study

6'5" x 9'0" excluding wardrobes (1.96m x 2.76m excluding wardrobes)

Sea views.

## Basement

Extensive hallway. Tiled floor. Radiator. Consumer unit. Wall light. Storage cupboard. Pair of door to

## Front Reception Room

15'10" x 16'0" (4.83m x 4.88m)

Fireplace (not in use). Radiator, Power points. Pair of door to covered area.

## Reception Room/Bedroom

12'4" x 10'7" (3.77m x 3.24m)

Fireplace (not in use). Shelving. Power points. Deep storage cupboard. Radiator.

## Stairs off Hall to Upper Level

(At present blocked off). Additional storage cupboards.

## Separate WC

High level cistern. Wash hand basin. Cupboard.



## **Bathroom**

8'9" x 7'2" (2.69m x 2.20m )

Tiled floor. 2x Vanity wash basins. Roll freestanding bath with mixer tap. Velux window. Radiator and towel rail.

## **Underground Tunnel Area**

Power and light. Plumbed for washing machine. Radiator. Glass ceiling area. Tiled floor. Storage tunnels.

## **OUTSIDE**

### **Paved Courtyard**

South facing. Sun trap. Partly enclosed. Power points. Hose tap. Established wall rear garden with gate. Shed.





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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC
	<b>79</b>
	<b>61</b>

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	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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