



11 Western Esplanade, Herne Bay, CT6 8RL
£650,000



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A Coastal Gem with Breathtaking Views – No Onward Chain.

Nestled along the picturesque seafront of Herne Bay, this beautifully extended semi-detached home offers a rare combination of space, style, and sea views. With four generously sized bedrooms—each boasting its own en-suite—this home is tailor-made for comfortable family living or hosting guests in style.

Step inside and you're greeted by a light-filled interior where modern finishes meet smart design. The heart of the home is the expansive kitchen and dining area, bathed in natural light thanks to striking skylights overhead. It's a perfect space for gathering, dining, or simply enjoying the coastal breeze that flows through the home.

The main living room offers panoramic views of the ocean, creating a serene backdrop to everyday life. A front-facing balcony invites you to sip your morning coffee while watching the waves roll in.

Outside, the property continues to impress. The rear garden features a versatile outbuilding ideal for use as a private office, guest annex, or creative studio. It comes complete with a compact kitchenette and its own shower room, plus the added luxury of a built-in sauna—your personal haven to unwind after a beachside stroll.

Description

- EPC Rating D
- Council Tax Band D
- Tenure: Freehold
- Lounge
15' x 12'8
- Kitchen Area
49'2"32'9" x 26'2"36'1"
- Dining Room
25'7 x 12'8
- Shower Room
- First Floor Landing
- Bedroom 1
13'11 x 12'6
- EN Suite Shower Room
- Bedroom 2
13'3 x 10'9
- EN Suite Shower Room
- Bedroom 3
13'4 x 9'10
- En Suite Shower Room
- Landing
- Bedroom 4
20'4 x 14'3
- En Suite Shower Room
- Parking to the front

Rear Garden
Outside, the property continues to impress. The rear garden features a versatile outbuilding ideal for use as a private office, guest annex, or creative studio. It comes complete with a compact kitchenette and its own shower room, plus the added luxury of a built-in sauna—

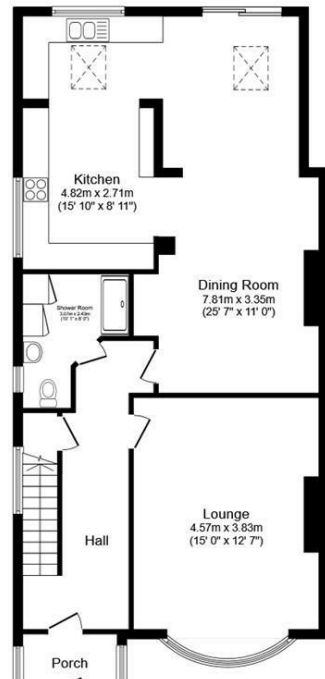
Planning Granted
Extension to first-floor balcony, new windows and doors to front, together with porch, following demolition of bay window.
11 Western Esplanade Herne Bay Kent CT6 8RL
Approved
REF: CA/22/02227 | Date received: 19th Oct 2022

Planning Granted
Planning Granted
Formation of access including new dropped kerb and reduction of ground levels together with alterations to retaining walls (partially retrospective).
11 Western Esplanade Herne Bay Kent CT6 8RL
Approved
REF: CA/21/02675 | Date received: 9th Nov 2021

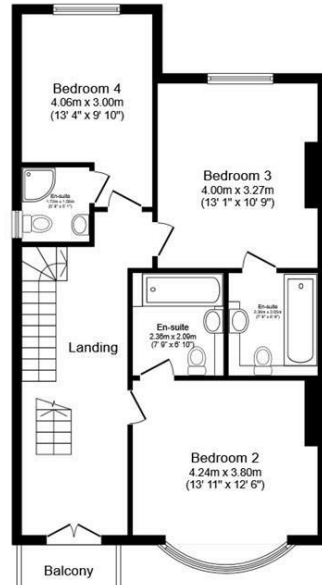
Planning Granted
Extension to detached garage and conversion to self-contained dwelling.
11 Western Esplanade Herne Bay CT6 8RL
Approved
REF: CA/06/01026 | Date received: 26th Jul 2006

Floorplan Clause
Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

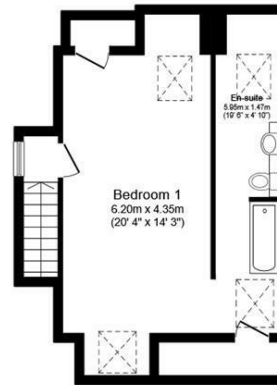




Ground Floor
Floor area 97.7 sq.m. (1,052 sq.ft.)



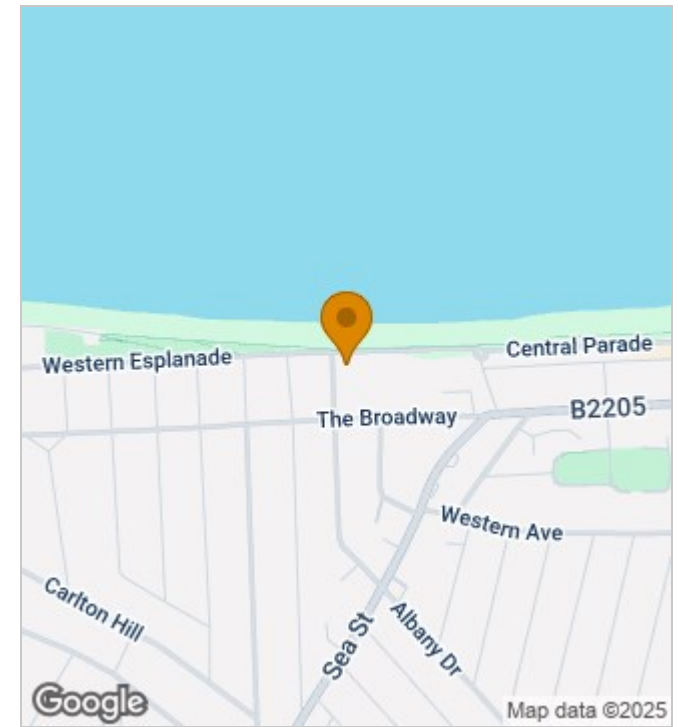
First Floor
Floor area 76.2 sq.m. (820 sq.ft.)



Second Floor
Floor area 39.9 sq.m. (430 sq.ft.)

Total floor area: 213.9 sq.m. (2,302 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.