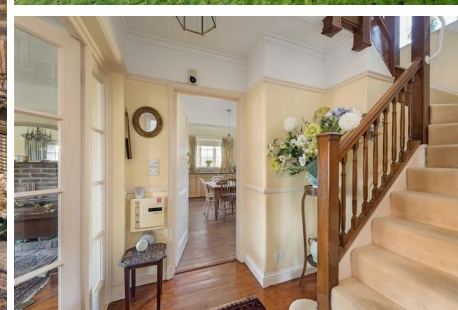


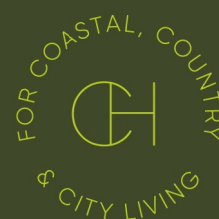
CHRISTOPHER HODGSON



Herne Bay

Guide Price £575,000

Freehold



Herne Bay

Lauriston, 9 Dence Park, Herne Bay, Kent, CT6 6BG

A rare opportunity to acquire an attractive period house built in the 1920's and situated in a prime location on one of Herne Bay's most sought after roads, within close proximity of The Downs, seafront, town centre and Herne Bay mainline railway station which is approximately 1.2 miles distant.

The house stands on a generous plot and offers considerable scope to extend and remodel the existing accommodation (subject to all necessary consents and approvals being obtained).

The ground floor is arranged to provide an entrance hall, a dining room opening to a sheltered terrace with a westerly aspect, a generous sitting room with doors to the garden, a kitchen with ample dining space, and a cloakroom. To

the first floor there are four comfortably proportioned bedrooms and a family bathroom.

The mature and secluded rear garden extends to 102ft (32m) and incorporates a summer house and a storage shed. A driveway provides off street parking for a number of vehicles and access to a single garage. No onward chain.



LOCATION

Dence Park is amongst the most sought after roads in Herne Bay being just a short stroll from the sea front and town centre. Herne Bay is a thriving coastal town, boasting a highly regarded seafront, sailing club and watersport facilities as well as a variety of individual retail outlets, sports and leisure activities including a gym and swimming pool, supermarkets and schools. There is also a mainline railway station providing fast and frequent links to London (Victoria) approximately 88 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 78 minutes. The A299 is accessible providing a dual carriage way link to the M2/A2 with access to the channel ports and subsequent motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 8'6" x 3'9" (2.60m x 1.15m)
- Dining Room 15'1" x 13'1" (4.60m x 4.00m)
- Sitting Room 17'1" x 12'0" (5.20m x 3.67m)
- Kitchen 13'9" x 11'10" (4.20m x 3.63m)
- Cloakroom

FIRST FLOOR

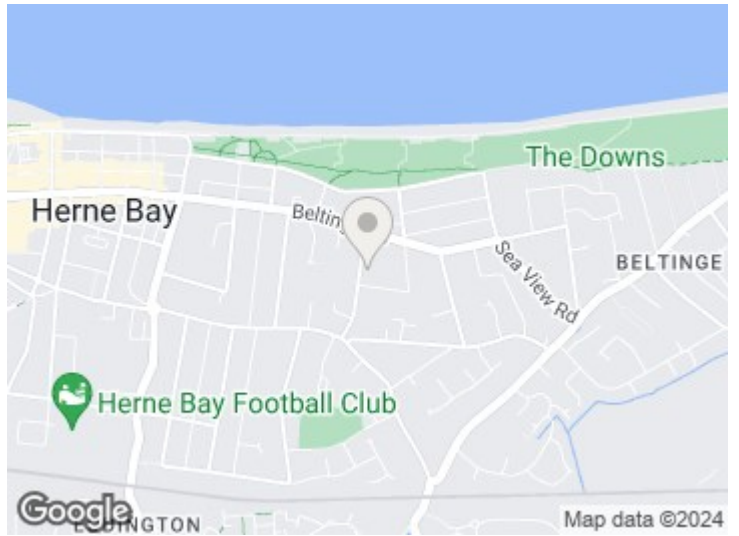
- Bedroom 1 14'8" x 12'10" (4.48m x 3.90m)
- Bedroom 2 15'0" x 12'0" (4.58m x 3.66m)
- Bedroom 3 13'8" x 8'6" (4.18m x 2.60m)
- Bedroom 4 12'0" x 8'5" (3.66m x 2.59m)
- Bathroom 5'8" x 5'1" (1.73m x 1.55m)
- Cloakroom

OUTSIDE

- Garden 102' x 48' (31.09m x 14.63m)
- Garage 18'0" x 9'4" (5.51m x 2.87m)

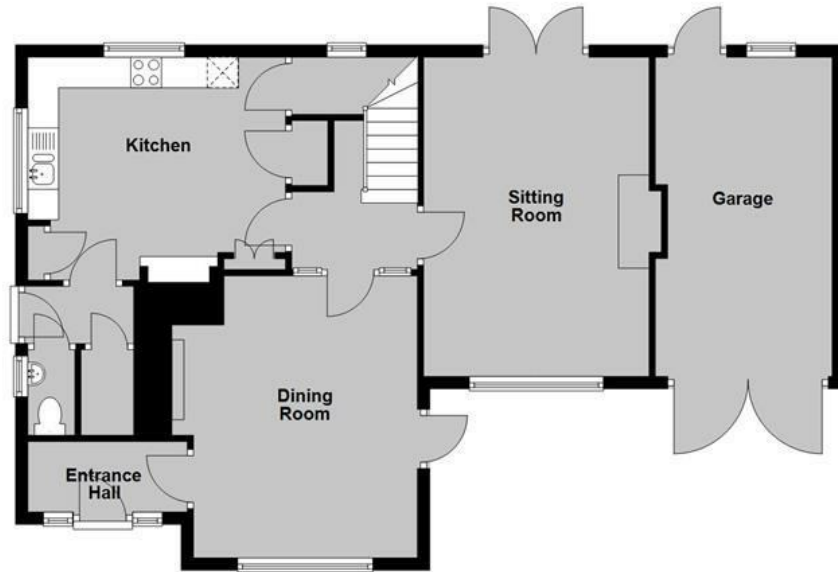
VIDEO TOUR

Please view the video tour for this property, and contact us to discuss arranging a viewing.

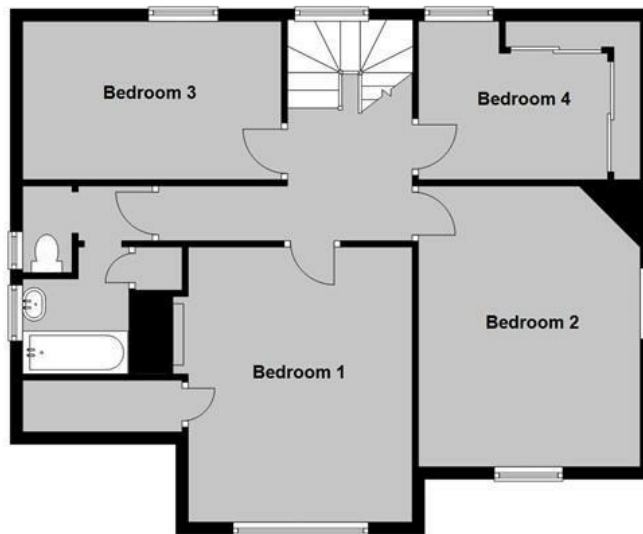




Ground Floor
Main area: approx. 69.5 sq. metres (748.2 sq. feet)
Plus garages, approx. 15.8 sq. metres (170.5 sq. feet)



First Floor
Approx. 74.9 sq. metres (806.5 sq. feet)



Main area: Approx. 144.4 sq. metres (1554.7 sq. feet)
Plus garages, approx. 15.8 sq. metres (170.5 sq. feet)

Council Tax Band F. The amount payable under tax band F for the year 2023/2024 is £3,029.87

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas 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. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Target
Very Energy Efficient (A+)	Very Energy Efficient (A)		
Energy Efficient (B)	Energy Efficient (C)		
Decent (D)	Decent (E)		
Needs Improvement (F)	Needs Improvement (G)		
Very Poor (H)	Very Poor (I)		
Very Poor (J)	Very Poor (K)		

Energy Efficiency Rating: 78 (Current), 51 (Target)

England & Wales | EPC Director 2023/2024

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

