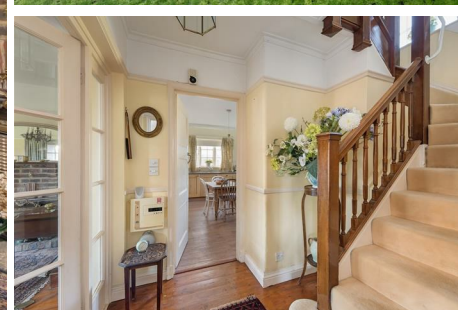


CHRISTOPHER HODGSON



Herne Bay

Guide Price £575,000

Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

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

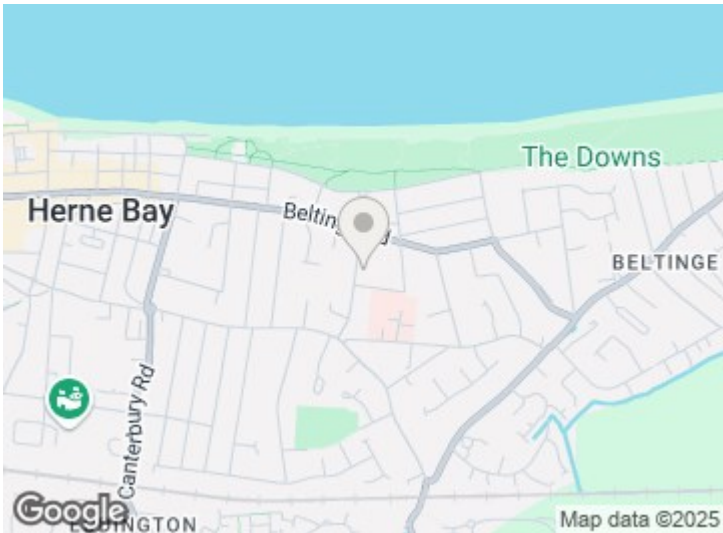
- Bedroom 1 14'8" x 12'10" (4.48m x 3.90m)
- Bedroom 2 15'0" x 12'0" (4.58m x 3.66m)
- Bedroom 3 13'8" x 8'6" (4.18m x 2.60m)
- Bedroom 4 12'0" x 8'5" (3.66m x 2.59m)
- Bathroom 5'8" x 5'1" (1.73m x 1.55m)
- Cloakroom

OUTSIDE

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

VIDEO TOUR

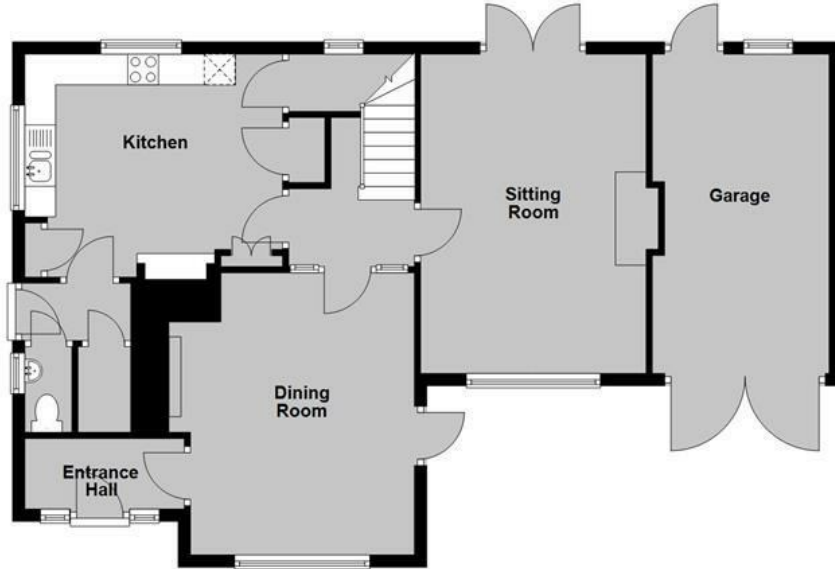
Please view the video tour for this property, and contact us to discuss arranging a viewing.





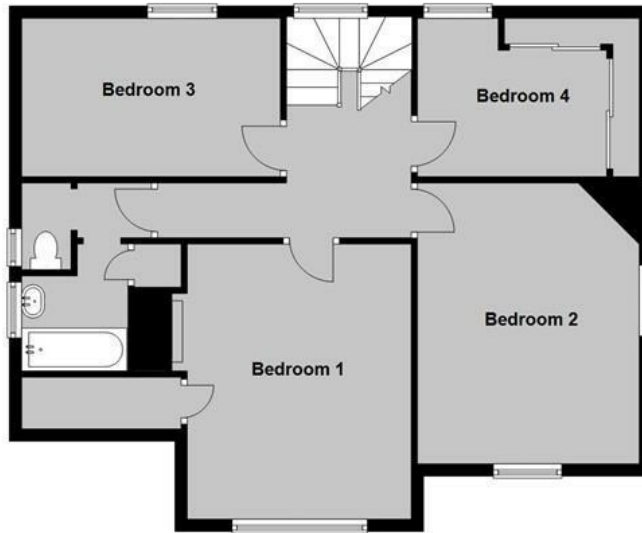
Ground Floor

Main area: approx. 69.5 sq. metres (748.2 sq. feet)
Plus garages: approx. 15.8 sq. metres (170.8 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Worst energy efficiency - highest running costs	G		
England & Wales		78	51
EPC Rating			

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