



Price
£725,000

Freehold

4x  1x  3x 

**Western Esplanade,
Herne Bay, Kent, CT6**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge: 15'2 x 13'9 (4.63m x 4.19m)

Dining Room: 20'1 x 12'0 (6.13m x 3.66m)

Conservatory: (L-shaped) 16'3 x 7'6 (4.96m x 2.29m) plus 10'4 x 9'4 (3.15m x 2.85m)

Family Room: 12'6 x 11'5 (3.81m x 3.48m)

Kitchen: 8'9 x 8'9 (2.67m x 2.67m)

Separate Toilet

Utility Room: 6'6 x 4'3 (1.98m x 1.30m)

FIRST FLOOR

Landing

Bedroom 1: 13'7 x 13'4 (4.14m x 4.07m)

Bedroom 2: 12'1 x 11'5 (3.69m x 3.48m)

Bedroom 3: 11'5 x 8'7 (3.48m x 2.62m)

Bedroom 4: 10'7 x 6'8 (3.23m x 2.03m)

Separate Toilet

Shower Room

OUTSIDE

Front Garden

Off Road Parking

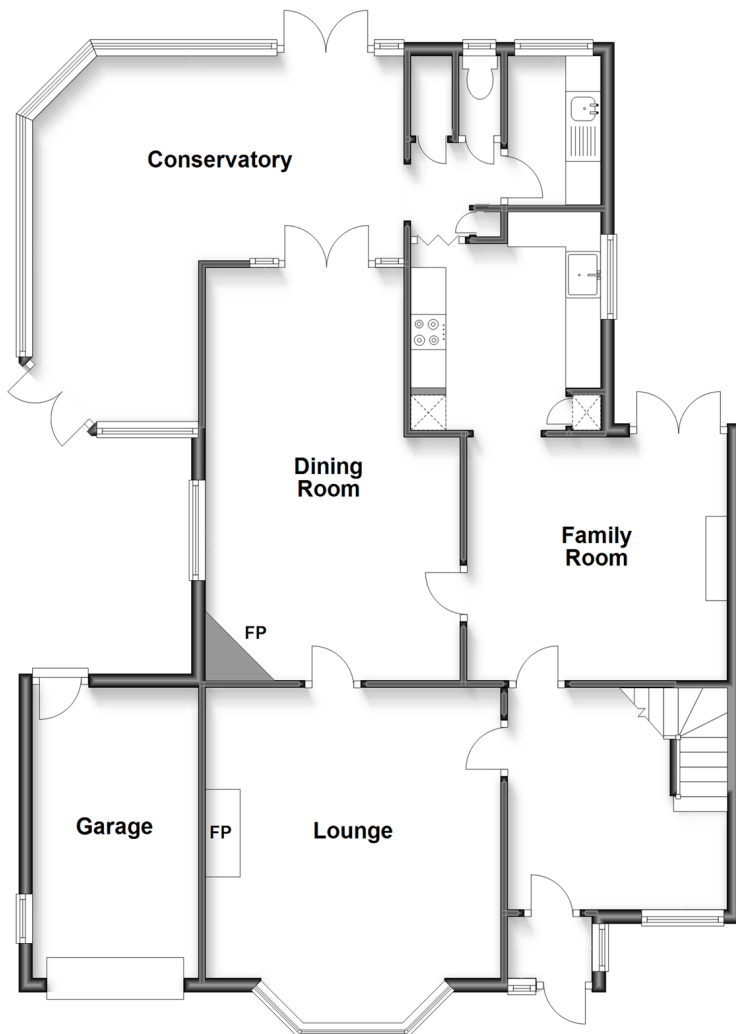
Garage

Side Garden

Rear Garden

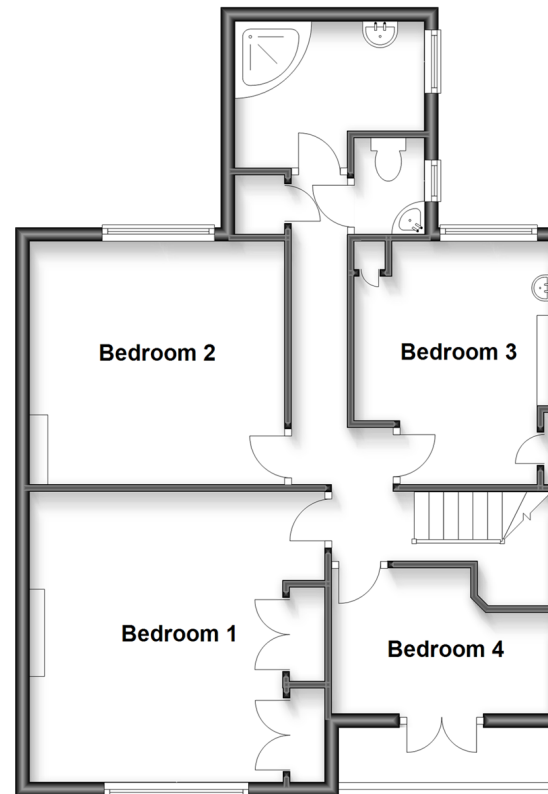
Ground Floor

Approx. 109.8 sq. metres (1181.5 sq. feet)



First Floor

Approx. 63.3 sq. metres (681.1 sq. feet)





Main features

- 1930's detached period property
- Deceptively large corner plot
- Many retained period features and unrivalled sea views
- The balcony to the front allows you to enjoy evening sunsets
- Versatile and spacious ground floor, great for entertaining



Nearest Schools

Primary Schools: Hampton Primary 0.5 miles, Herne Bay Junior School 0.7 miles, Briary Primary 1.1 miles

Secondary Schools: Herne Bay High School 0.6 miles, The Community College Whitstable 3.4 miles



Transport Information

Train Stations: Herne Bay 0.5 miles, Chestfield & Swalecliffe 2.0 miles, Whitstable 3.4 miles



Address

Western Esplanade, Herne Bay, Kent, CT6



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Herne Bay Branch 01227 361226 ■ wardsof Kent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:

11230229/20231120/GG/JR