



19 Hampton Pier Avenue  
Hampton | Herne Bay | Kent | CT6 8EW

FINE & COUNTRY



# Step inside

## 19 Hampton Pier Avenue

If you are looking for a quirky, easy to run detached bungalow with stunning and uninterrupted sea views as a permanent home or a great weekend and holiday retreat in an excellent seaside location, this unusual home could be top of your list. You will find it in an elevated position on the west side of Herne Bay in what used to be the village of Hampton and literally a stone's throw from the beach, with views across the bay as far as Sheppey and Southend.

The front of the property includes a paved drive up to the garage where you can park two or three cars as well as a lawn and trees, a raised terrace with an external free standing wood burning stove oven and where you can enjoy al fresco dining or just sit and revel in the sea views. There is also a large balcony and steps to a pergola covered path that leads to the front door and lobby. This opens into the charming, dual aspect country style kitchen with a breakfast bar, range cooker, stand-alone appliances and a larder as well as sliding picture windows. It is open plan to the sitting area that includes a 360 degree log burner, solid wood flooring and an impressive box bay window with floor to ceiling picture windows and a door to the balcony.

There is an inner hall with herringbone parquet flooring and a door to the rear pathway as well as a family bathroom, additional cloakroom, understairs storage and three further rooms on the ground floor providing flexible accommodation. They are currently in use as double bedrooms however one could always be used as a separate dining room/snug or study as there are stairs leading up to a stunning light and bright balustraded room. This is currently set out as a separate lounge but could always be another bedroom, an office/studio or even a bed/sitting room for a teenager looking for a bit of privacy and independence. It has a vaulted ceiling, scaffold board flooring and triple aspect Velux windows providing panoramic views.

Further leisure activities are available at the rear of the property where you will find a wraparound path, steps up to a secluded paved terrace with shrub beds and gabion retaining walls that includes a hot tub where you can sit and still enjoy the sea views and a charming wood hobby room. There are also outdoor storage areas, a woodshed and a door to the attached garage that could always be converted into additional accommodation if required, subject to the necessary permissions.



# Seller Insight

“ We moved here some nine years ago when we fell in love with the location as the views are really superb. Particularly the stunning sunsets that we can enjoy in the evenings sitting on the front terrace or balcony. The bungalow was in a pretty parlous state when we bought it so we refurbished and built the upstairs room, as well as the terraces, the hobby room and opened up the living room and put in all the picture windows. We will be sad to leave but we have decided to move abroad now the family are grown up but hope new owners will enjoy everything we have done and perhaps see the potential to develop it even further.

As well as the views it is very conveniently located as we have a good pub within a minute's walk and a very useful convenience store further down the road. It is possible to walk to the station where the high speed train can get you to London in under an hour and a half and it is only a couple of minutes' drive to the Thanet Way for access to London, Canterbury and the Thanet towns. We are also only 10-15 minutes drive from Whitstable fishing harbour, town, shops and restaurants.

Herne Bay is a charming seaside resort with some delightful independent shops, bars, cafes and restaurants as well as the beach and seaside activities, a bustling seafront and historic pier. You can enjoy the coastline, nature and wildlife on walking and cycling trails through the Reculver coastal park or visit some of the museums and art galleries along the cultural trail. For water sport enthusiasts there is sailing and jet skiing and golf aficionados can enjoy the nearby Whitstable and Seasalter or Chestfield golf clubs while there are championship courses at Sandwich if you want to go slightly further afield. There are some good primary schools in the vicinity, including Herne C of E Junior rated Outstanding by Ofsted, as well as the Herne Bay High school and a number of excellent secondary grammar and private schools in Canterbury, Thanet, Faversham and Sandwich.\*”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







### Travel Information

By Road	
Herne Bay railway station	1.3 miles
Canterbury	8.4 miles
Dover docks	26.8 miles
Eurotunnel	26.7 miles
Charing Cross	66.9 miles
Gatwick airport	71.5 miles

### By Train from Herne Bay

High-Speed St. Pancras	1hr 20 mins
Dover Priory	54 mins
Charing Cross	1hr 49 mins
Victoria	1hr 32 mins
Canterbury	35 mins
Canterbury West to St Pancras	54 mins

### Leisure Clubs & Facilities

Hampton Pier Yacht Club	01227 364749
Herne Bay Sailing Club	01227 375650
Herne Bay Cricket Club	07527 608525
Whitstable Seasalter Golf Club	01227 272020
Chestfield Golf Club	01227 794411

### Healthcare

The Park Surgery	01227 742662
Coach House Surgery	01227 374040
Herne and Broomfield Surgery	01227 749662
Estuary View Medical Centre	01227 284300
Whitstable and Tankerton Hospital	01227 594400
Kent and Canterbury Hospital	01227 766877
Chaucer Hospital	01227 825100

### Education

#### Primary Schools:

Herne Junior	01227 374069
Reculver C. of E. Primary	01227 375907
Herne Bay Junior	01227 374608
Junior King's Canterbury	01227 714000

#### Secondary Schools:

Herne Bay High School	01227 361221
King's School	01227 595501
St. Edmund's	01227 475600
Kent College	01227 813906
Simon Langton Girls Grammar	01227 463711
Simon Langton Boys Grammar	01227 463567

### Entertainment

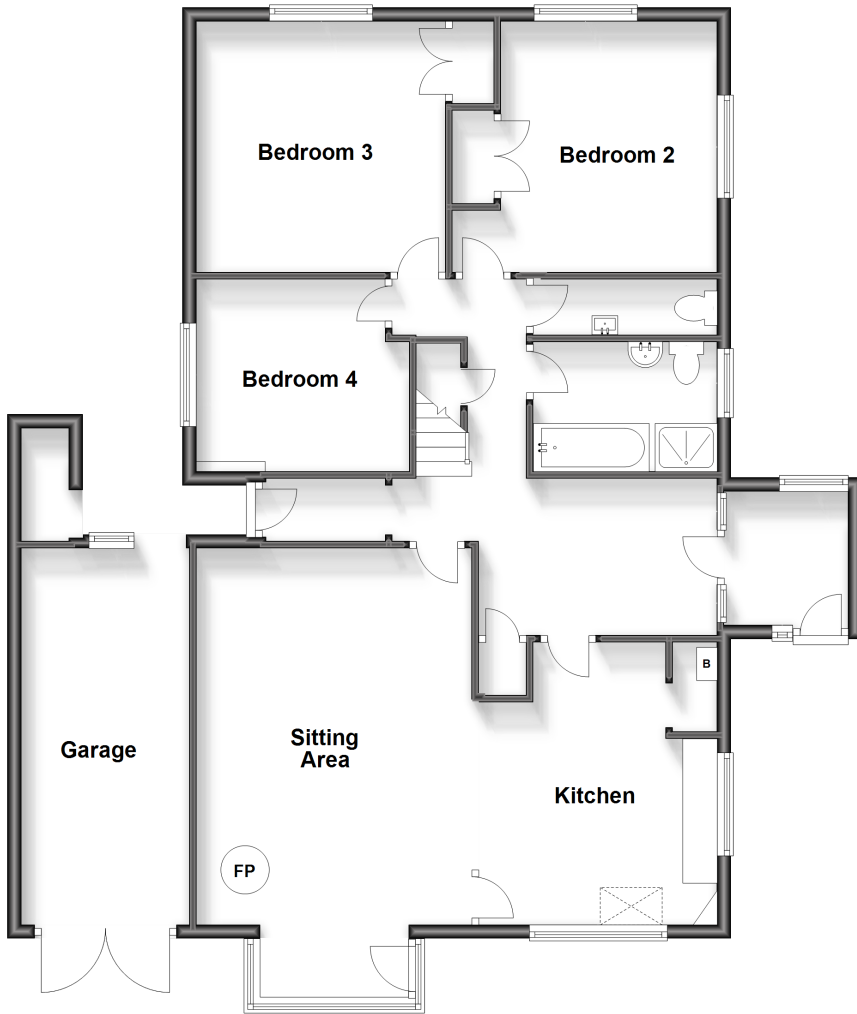
The Hampton Inn	01227 362216
A La Turka	01227 370707
The Wine Bar	01227 368388
Oyster and Chop House	01227 749933
The Sportsman	01227 273370
Marlowe Theatre	01227 787787
The Kings Hall	01227 374188
Kavanagh Cinema	01227 360569

### Local Attractions/Landmarks

Blean Woods Nature Reserve	01227 464898
Whitstable Museum and Gallery	01227 276998
Wildwood Wildlife Park	01227 712111
Whitstable Harbour	01227 262433
Whitstable Castle	01227 281726
Herne Bay pier	
Reculver Country Park and Towers	
Canterbury Cathedral	

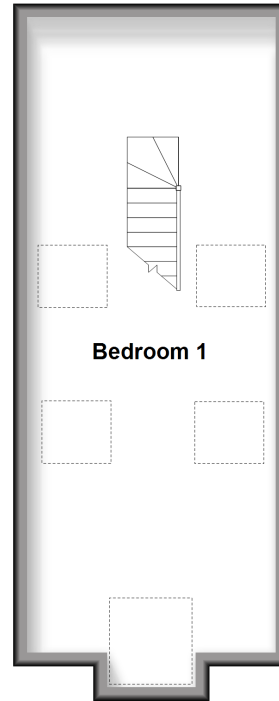
### Ground Floor

Approx. 118.2 sq. metres (1272.5 sq. feet)



### First Floor

Approx. 33.9 sq. metres (364.6 sq. feet)



#### GROUND FLOOR

- Entrance Porch
- Hall
- Kitchen Area 13'4 x 11'5 (4.07m x 3.48m)
- Sitting Area 13'2 x 12'6 (4.02m x 3.81m)
- Bedroom 4 10'1 x 9'4 (3.08m x 2.85m)
- Bedroom 3 12'1 x 12'0 (3.69m x 3.66m)
- Bedroom 2 12'7 x 12'1 (3.84m x 3.69m)
- Bath/Shower Room
- Cloakroom

#### FIRST FLOOR

- Bedroom 1 30'3 x 11'9 (9.23m x 3.58m)

#### OUTSIDE

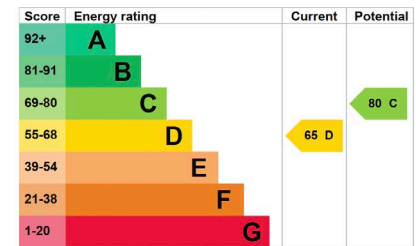
- Rear Garden
- Front Garden
- Driveway
- Garage 17'7 x 8'0 (5.36m x 2.44m)

£ 750,000

EPC Rating: D

Council Tax Band: E

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 2597969. Registered office address: St Leonard's House, North Street, Horsham, West Sussex. RH12 1RJ. Printed 16.10.2023





Fine & Country  
Tel: 01227 479 317  
canterbury@fineandcountry.com  
23 Watling Street, Canterbury, Kent CT1 2UA