



92 Central Parade
Herne Bay | CT6 5JJ

FINE & COUNTRY





Seller Insight

“ We bought the property about 13 years ago and have thoroughly enjoyed our time here. It has been a delight to refurbish and extend the house and we are extremely proud to have built up such a successful business over the years. However we feel it is time for us to retire and to let new owners take over the baton. Whether you are looking for a seaside retreat or a new business opportunity we feel this house offers a variety of versatile opportunities.

Herne Bay is a charming seaside resort with some delightful independent shops and lovely restaurants as well as the beach and seaside activities. At the same time the high speed train can get you to London in well under an hour and a half. 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 golfing aficionados can enjoy the nearby Whitstable and Seasalter course or the Chestfield golf clubs or the championship courses at Sandwich if you want to go slightly further afield. There are some good primary schools in the vicinity including Herne Primary rated by Ofsted as Outstanding as well as the Herne Bay High school and a number of excellent secondary grammar and private schools in Canterbury, Thanet 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.

Step inside

92 Central Parade

This charming Victorian terrace house along the seafront at Herne Bay is virtually opposite the pier. It has uninterrupted sea views and is currently being run as a very successful guest house but would make an equally delightful family home. The owners have carefully updated the property to provide for modern day living but have retained some period features such as ceiling roses, picture rails and fireplaces. Nowhere is this better illustrated than in the delightful sitting room with a large bay window overlooking the sea. This room has 'hidden' double doors in the wall attached to the next room that is currently in use as a large double bedroom with an en-suite shower. However if the doors were re-opened these two rooms would create a large lounge/dining room.

Beyond the staircase is the completely refurbished and extended part of the property. This includes a very large room that is currently the guest dining room with dado height panelled walls, storage cupboards and ceramic tiles that flow through to the extension. However this area would also make an excellent family space as it is adjacent to the new kitchen that was only installed a year ago. This has mood lighting and contains attractive modern units housing a range cooker, dishwasher, a new commercial boiler and additional water tank and leads to a superb guest bedroom and contemporary bathroom. This new room has french doors to the rear courtyard so has independent access to the property. Therefore it could be a separate apartment for holiday lets etc. or become a delightful games/party room for family get togethers.

In addition to the ground floor bedroom there are six further double bedrooms going up to the second and third floors and they all have en-suite shower rooms. Two of these are larger and are at the front of the property. They are currently promoted as 'family' rooms with panoramic vistas along the Kent coastline. For anyone considering continuing to use the property as a guest house much of the furniture and furnishing would remain and includes the new zip link beds and bedding. There is a large cellar for storage that runs the width of the property as well as a garage and a charming courtyard at the front of the house where you can sit and enjoy the view.







Travel Information

By Road:	
Herne Bay railway station	1.4 miles
Canterbury	8.8 miles
Dover docks	29.5 miles
Eurotunnel	25.3 miles
Charing Cross	66.4 miles
Gatwick airport	71.0 miles

By Train from Herne Bay:	
High-Speed St. Pancras	1hr 20 mins
Dover Priory	54 mins
Charing Cross	1hr 50 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
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

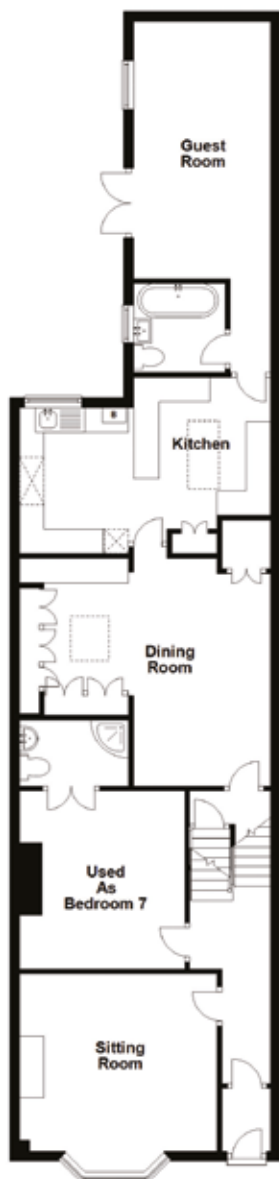
Entertainment

A La Turka	01227 370707
Fish Inn Too	01227 374394
Punch Tavern	01227 710474
A Casa Mia	01227 372947
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	

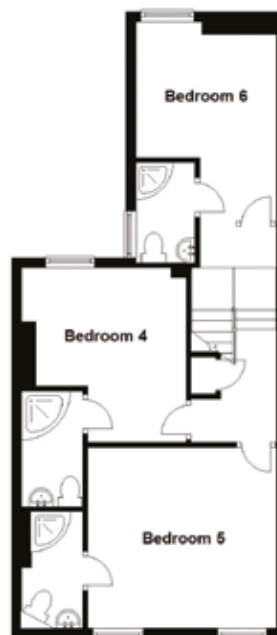
Split Level Ground Floor
Approx. 99.8 sq. metres (1074.2 sq. feet)



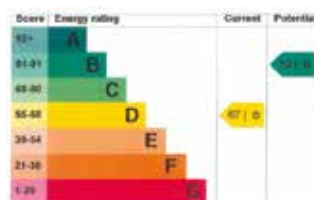
Split Level First Floor
Approx. 51.8 sq. metres (557.0 sq. feet)



Split Level Second Floor
Approx. 52.7 sq. metres (568.8 sq. feet)



Basement
Approx. 38.2 sq. metres (412.8 sq. feet)



SPLIT LEVEL GROUND FLOOR

Porch	
Entrance Hall	
Sitting Room	14'1 into bay x 13'2 (4.30m x 4.02m)
Used as Bedroom 7	11'9 x 11'2 (3.58m x 3.41m)
En-Suite Shower Room	
Dining Room	15'5 x 9'11 (4.70m x 3.02m) narrowing to 10'5 into fitted cupboard x 8'0 (3.18m x 2.44m)
Kitchen	(L-shaped) 10'3 x 8'7 (3.13m x 2.62m) plus 9'7 x 8'5 (2.92m x 2.57m)
Guest Bedroom	17'3 x 9'3 (5.26m x 2.82m)
En-Suite Bathroom	

SPLIT LEVEL FIRST FLOOR

Landing	
Bedroom 1	13'0 (3.97m) narrowing to 9'0 (2.75m) x 9'4 (2.85m)
En-Suite Shower Room	
Bedroom 2	16'4 (4.98m) x 9'8 into bay (2.95m) narrowing to 7'7 (2.31m)
En-Suite Shower Room	
Bedroom 3	11'9 x 11'2 (3.58m x 3.41m)
En-Suite Shower Room	

SPLIT LEVEL SECOND FLOOR

Landing	
Bedroom 6	12'8 (3.86m) narrowing to 8'9 (2.67m) x 9'3 (2.82m)
En-Suite Shower Room	
Bedroom 5	12'7 x 11'9 (3.84m x 3.58m)
En-Suite Shower Room	
Bedroom 4	12'0 (3.66m) narrowing to 8'1 (2.47m) x 10'4 (3.15m)
En-Suite Shower Room	

OUTSIDE

Rear Courtyard
Detached Garage
Front Garden



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