



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



46, Hillcroft Road, Herne Bay, CT6 7EW

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION



Freehold

46, Hillcroft Road, Herne Bay, CT6 7EW

- Substantial Detached Residence
- Approx 1600 Sq.Ft Of Spacious Accommodation
- Interconnecting Open Plan Living Areas
- Large Kitchen Breakfast Room With Separate Utility
- Three Double Bedrooms & Two Bathrooms
- Desirable South Facing Rear Garden
- Ample Off Road Parking & Garage
- Train Station With High Speed Links To London



Herne Bay is a charming seaside town nestled on the north coast of Kent, renowned for its picturesque pebble beach, traditional Victorian architecture, and relaxed, family-friendly atmosphere. The town's iconic pier, scenic coastal walks, and inviting seafront cafés make it an appealing destination for those seeking a tranquil lifestyle by the sea. A range of independent shops and eateries adds to the town's appeal, blending classic seaside charm with modern convenience.

Just 5 miles away lies Whitstable, a vibrant coastal town celebrated for its maritime heritage and culinary scene. Famous for its oysters, Whitstable is a food lover's haven, offering excellent seafood restaurants, artisanal cafés, and a bohemian flair. Colourful beach huts, boutique shops, and narrow characterful streets add to the town's unique identity, while its bustling harbour provides the perfect backdrop for enjoying freshly caught seafood. Whitstable offers a harmonious blend of artistic culture and seaside charm.

Margate, 12 miles away, is a historic seaside town experiencing a cultural renaissance. Home to the acclaimed Turner Contemporary gallery, Margate combines sandy beaches and a lively promenade with vintage shops, quirky arcades, and stylish cafés. The town's vibrant cultural scene includes festivals, live music, and nightlife, making it a dynamic and engaging place for both residents and visitors.

Just 8 miles inland is Canterbury, a city steeped in history and brimming with character. Famed for Canterbury Cathedral, a UNESCO World Heritage Site, the city blends medieval charm with modern amenities. Cobbled lanes, half-timbered buildings, and an array of shops create a captivating streetscape. Canterbury also boasts a flourishing arts and theatre scene, an eclectic mix of restaurants and cafés, and a youthful energy thanks to its universities. Surrounded by idyllic countryside and within easy reach of the coast, Canterbury offers a rich tapestry of history, culture, and contemporary living.



DESCRIPTION:

A substantial detached family home offering approximately 1,600 sq. ft. of exceptionally spacious accommodation, complemented by a desirable south-facing rear garden.

Built in the 1980s and owned by the same family ever since, this well-proportioned home now presents a fantastic opportunity for enhancement and modernisation depending on individual requirements..

The exterior features a charming blend of exposed brickwork and dark-framed windows, with the main entrance discreetly positioned to the side of the property. Inside, the notably wide entrance hall creates a welcoming first impression and provides access to the living accommodation at the rear.



The heart of the home is a generous kitchen/ breakfast room, fitted with a range of wall and base units surrounding integrated appliances.

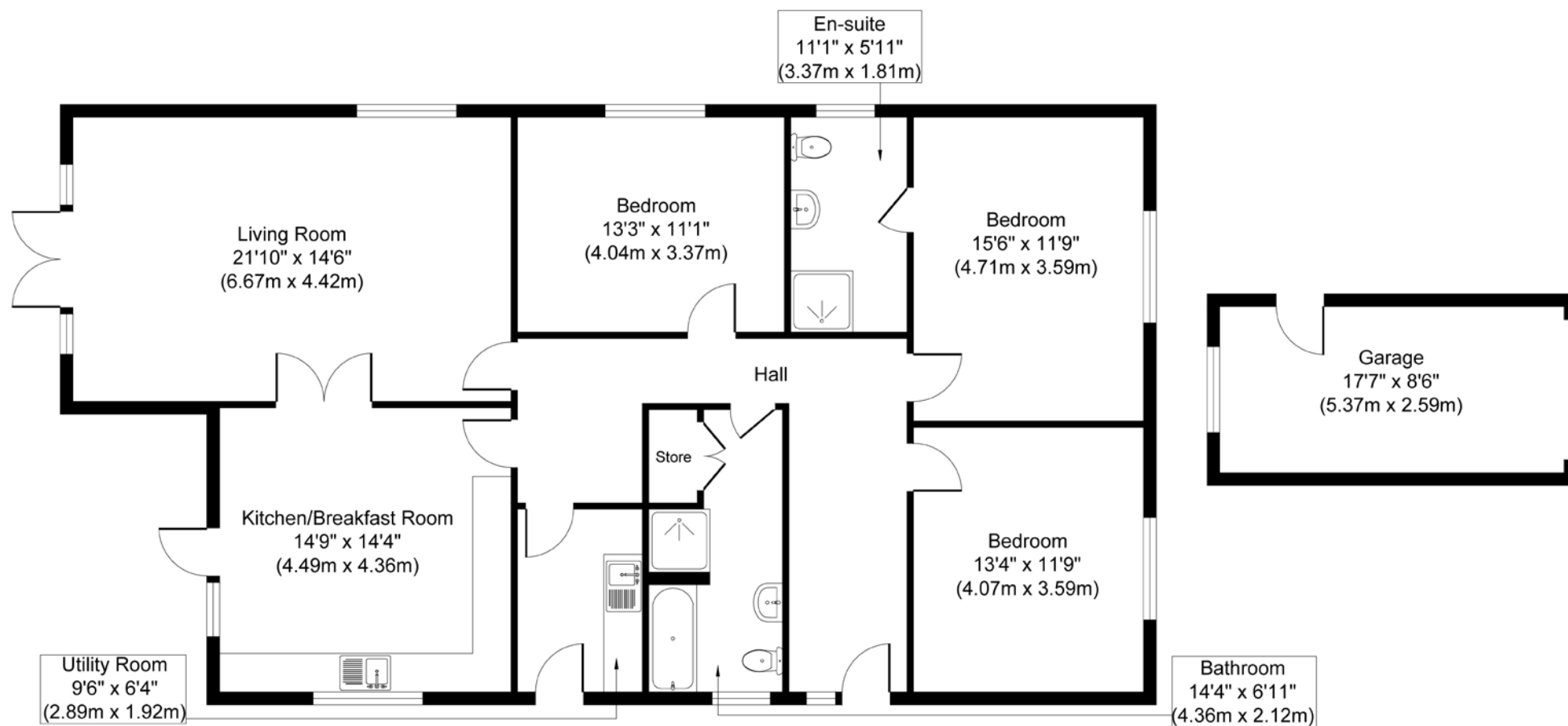
The space is large enough to accommodate a dining table and could easily be reconfigured to include an island or breakfast bar. A separate utility room offers further convenience, whilst a glazed door open directly to the rear garden. French doors connect the kitchen to an impressive 21ft dual-aspect living room, which also enjoys access to the garden via double doors— perfect for indoor/outdoor living.

The property boasts three spacious double bedrooms and a well-appointed family bathroom. The principal bedroom further benefits from its own en suite shower room.

OUTSIDE:

The south-facing rear garden is mainly laid to lawn and fully enclosed by fencing, providing a safe and private outdoor space. A wraparound patio offers multiple areas for alfresco dining and leads to the side of the house, where there is gated access to the garage.

To the front, there is ample off-street parking and a generous lawn, which offers potential for additional parking space if required.



TOTAL FLOOR AREA: 1649sq. ft (153 sq. m)



EPC RATING
D



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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