



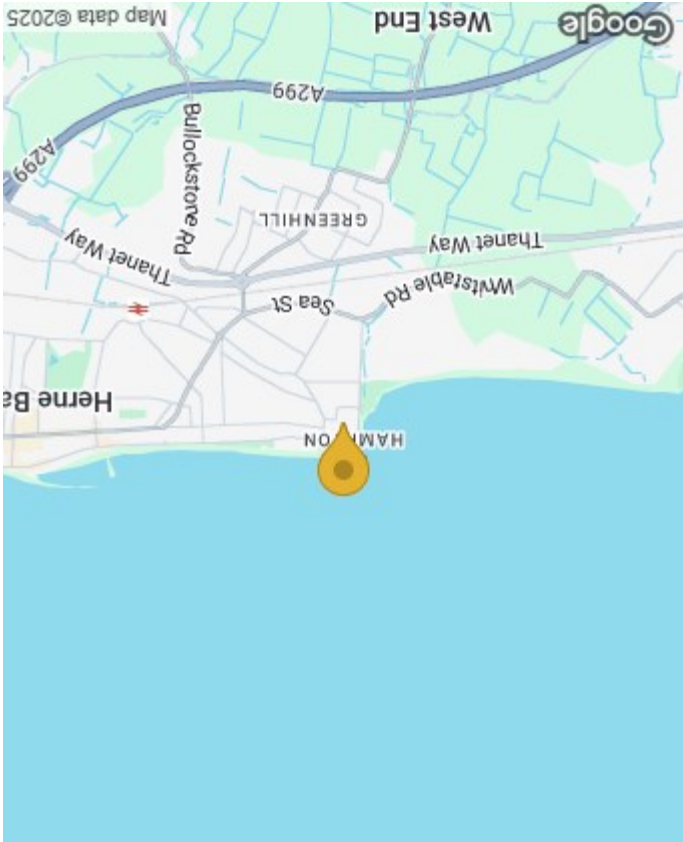
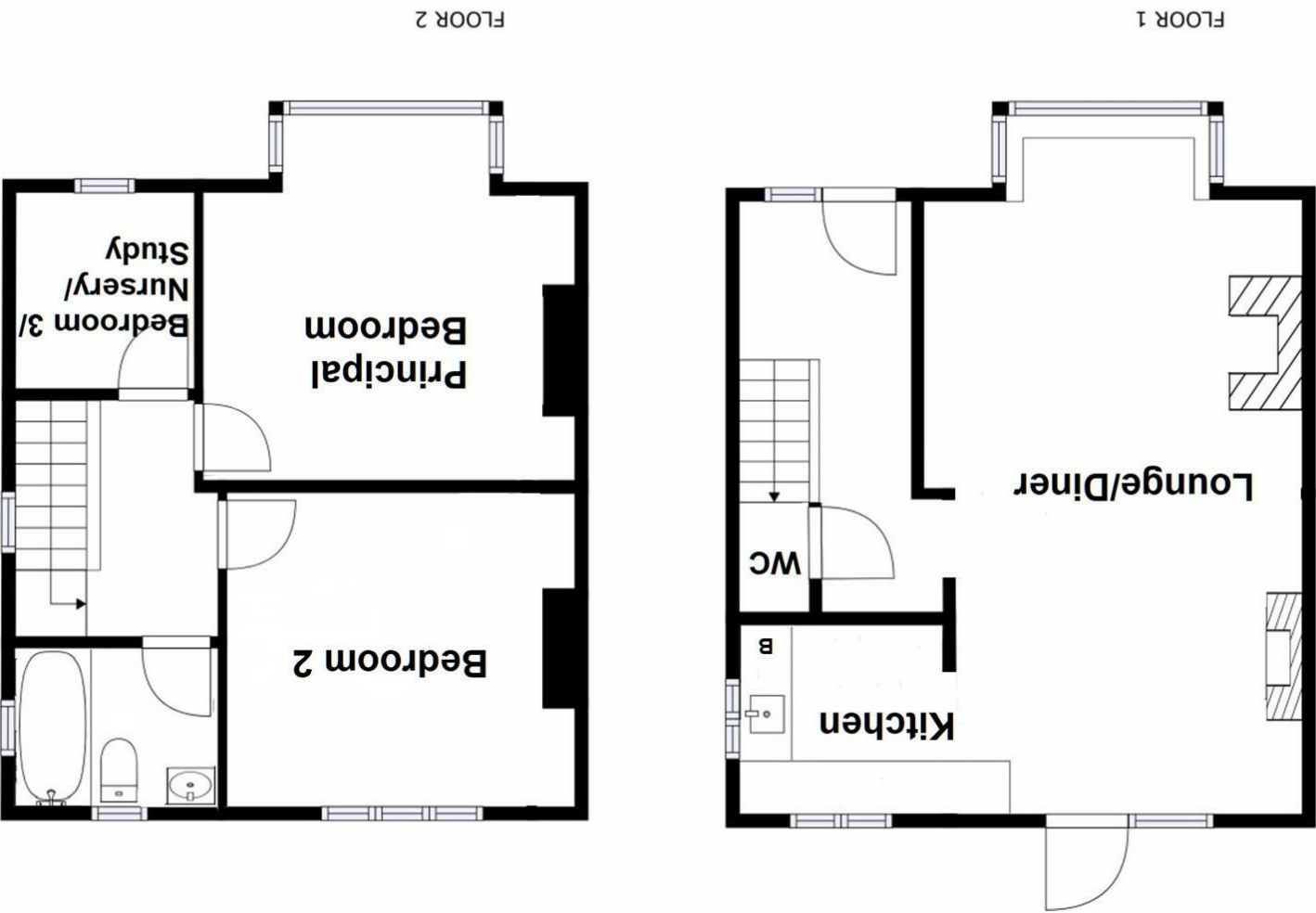
VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

| England & Wales                                                 |           |
|-----------------------------------------------------------------|-----------|
| EU Directive 2002/91/EC                                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| (1-20)                                                          | G         |
| (21-30)                                                         | F         |
| (31-40)                                                         | E         |
| (41-50)                                                         | D         |
| (51-60)                                                         | C         |
| (61-70)                                                         | B         |
| (71-80)                                                         | A         |
| (81-90)                                                         | A         |
| (91-100)                                                        | A         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| Current                                                         | Potential |

| England & Wales                                     |           |
|-----------------------------------------------------|-----------|
| EU Directive 2002/91/EC                             |           |
| Not environmentally friendly - higher running costs |           |
| (1-20)                                              | G         |
| (21-30)                                             | F         |
| (31-40)                                             | E         |
| (41-50)                                             | D         |
| (51-60)                                             | C         |
| (61-70)                                             | B         |
| (71-80)                                             | A         |
| (81-90)                                             | A         |
| (91-100)                                            | A         |
| Very environmentally friendly - lower running costs |           |
| Current                                             | Potential |

This floorplan is a guide only to the property layout



17 Harcourt Drive  
Herne Bay, CT6 8DJ



Working for you and with you



17 Harcourt Drive  
Herne Bay, CT6 8DJ  
INSPIRING AND SPECTACULAR PANORAMIC SEA VIEWS  
AND STUNNING SUNSETS

Thoughtfully refurbished and enhanced, this super house has been updated to create a contemporary home with stylish and practical touches.

Situated in Harcourt Drive in the favoured Hampton area of Herne Bay, and benefiting from an elevated position, both sunsets and sea views can be enjoyed from the lounge/diner and principal bedroom.

Ready to move straight in, the accommodation comprises entrance hall, useful cloakroom fitted during the updating to make the most of the ground floor space, a light and bright dual aspect lounge/diner with those fabulous sea views to the front and doors providing easy access to the rear garden, with a Shaker style kitchen completing the ground floor.

Upstairs are three bedrooms, a single and two good size doubles, the principal with superb 180-degree sea and coastal views. A crisp and inviting modern bathroom has been well designed to embrace the comfort and relaxation of a bath and speed and convenience of a shower catering to all the family's needs.

An excellent opportunity to enjoy and embrace a traditional coastal lifestyle.

£410,000



**Entrance Hall**  
14'9 max x 6'2 max (4.50m max x 1.88m max)  
Canopy over composite front door with obscure glazing and obscure double glazed side panel. Attractive wood panelling to the lower wall. Radiator. Cupboard housing electric meter and consumer unit. Double power point. Telephone socket. Small under stairs cupboard. Herringbone laminate flooring. Stairs to the first floor.

**Cloakroom**  
Suite comprising wall mounted wash hand basin with mixer tap and tiled splashback and concealed cistern WC. Downlighter. Feature tiled floor.

**Lounge/Diner**  
24'6 into bay x 13'7 max (7.47m into bay x 4.14m max)  
Upvc double glazed square bay window to the front with views to the sea and beyond. Upvc double glazed French doors to the rear garden. Two radiators. Feature tiled open fireplace. Herringbone laminate flooring. Opening to the kitchen.

**Kitchen**  
9'10 x 6'11 (3.00m x 2.11m)  
Two Upvc double glazed windows. Matching Shaker style wall, base and drawer units. Worktop with matching splashback and inset stainless steel sink unit. AEG Induction hob with AEG fan assisted electric oven and grill below. Integral fridge/freezer and dishwasher. Wall mounted cupboard housing gas boiler. Ceiling mounted extractor fan Inset downlighters. Herringbone laminate flooring.

**Landing**  
Upvc double glazed window to the side with far reaching views. Loft access. Double power point.

**Principal Bedroom**  
13'6 max x 13'5 max (4.11m max x 4.09m max)  
Upvc double glazed square bay window with superb panoramic views of the sea and coastline. Radiator.

**Bedroom 2**  
12'7 x 11'4 (3.84m x 3.45m)  
Upvc double glazed window overlooking the rear garden. Radiator.

**Bedroom 3/Nursery/Study**  
7'1 x 6'5 (2.16m x 1.96m)  
Upvc double glazed window to the front with sea and coastal views. Radiator.

**Bathroom**  
7'2 x 5'6 (2.18m x 1.68m)  
Two Upvc double glazed obscure windows. Suite comprising 'L' shaped bath, mains shower over with fixed shower head, hand held shower attachment and screen to side, vanity unit with inset wash hand basin and cupboards below and close coupled WC. Heated towel rail. Illuminated and heated sensor vanity mirror above the wash hand basin. Ceiling mounted extractor fan. Partially tiled walls. Feature tiled floor.

**Rear Garden**  
Predominantly laid to lawn with established trees and shrubs. Storage shed. Exterior tap and lights. Enclosed with fencing and pedestrian gate.

**Front Garden**  
Slate steps and pathway to the pedestrian gate. External power points (positioned by the front door). Low maintenance grey limestone chippings. Newly created and planted side border and newly planted front border.

**Agent's Note**  
We understand from the vendor that a new boiler has been fitted and the property has been rewired.

**Tenure**  
This property is Freehold.

**Council Tax Band**  
Band C : £1,952.69 2024/25 - we respectfully suggest that interested parties make their own enquiries.

**Location & Amenities**  
Fabulous location - Harcourt Drive is just one road back from Hampton Pier Avenue and within a few minutes' walk of the beach.

Herne Bay is a popular coastal town with a range of shopping facilities, eateries, educational and leisure amenities including a swimming pool, cinema and sailing and yacht clubs.

The mainline railway station approx 1.2 miles with frequent links to London Victoria (85mins) - high-speed Javelin service to London St Pancras (87mins).

There is easy access to the A299 which provides a convenient link to the A2 and M2 motorway.

Whitstable is approximately 4.5 miles with its vibrant high street offering an array of trendy independent retailers including a superb selection of celebrated restaurants, chic boutiques, delicatessens and cafes.

The Cathedral City of Canterbury (approx 8 miles) offers a range of shopping and leisure facilities including the Marlowe theatre and a selection of excellent public and state schools.

