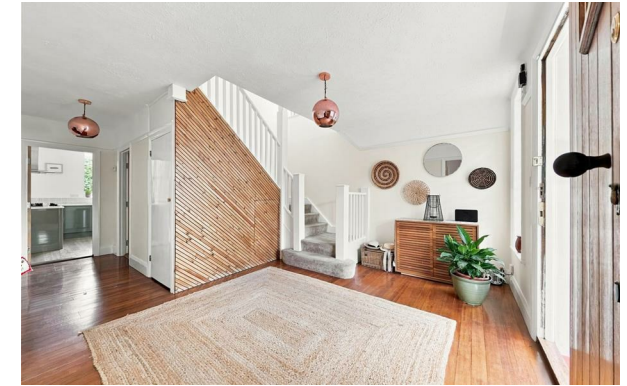


# KE



## 40 Sea View Road, Herne Bay, CT6 6JA

£1,150,000

- Stunning Five Bedroom Detached House
- Impressive Open Plan Living Space
- Desirable Location
- Spacious Two Bedroom Annex
- Ample Off Road Parking
- Potential For Multi Generation Living

106 High Street, Herne Bay, Kent, CT6 5LE  
01227 389 998

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# 40 Sea View Road, Herne Bay CT6 6JA

Located on one of the most desirable roads in Herne Bay, Sea View Road, this impressive detached house offers a unique opportunity for spacious family living. Boasting five well-appointed bedrooms, the property also features a delightful two-bedroom annex, perfect for guests or as a private space for extended family.

The home is designed with modern living in mind, showcasing a newly fitted open plan kitchen diner that serves as the heart of the home. This inviting space is ideal for entertaining and family gatherings, allowing for seamless interaction while cooking and dining. The garden room, with its bifold doors, opens up to the rear garden, creating a wonderful indoor-outdoor flow that enhances the living experience.

Parking is abundant, ensuring convenience for residents and visitors alike. The property is conveniently located close to the town centre and the picturesque seafront, providing easy access to local amenities, shops, and the beautiful coastline that Herne Bay is renowned for.

This residence is not just a house; it is a home that offers comfort, space, and a lifestyle that many aspire to. Whether you are looking for a family home or a property with potential for multi-generational living, this delightful offering on Sea View Road is certainly worth considering.



Council Tax Band: E



## GROUND FLOOR

### Entrance Hall

14'3" x 12'7"

### Sitting Room

18'4" x 16'1"

### Dining Room

12'2" x 16'1"

### Cloakroom/Utility

6'0" x 8'4"

### Kitchen /Dining Room

32'10" x 24'6"

### Garden Room

13'7" x 10'11"

## FIRST FLOOR

### Bedroom One

14'0" x 16'1"

### En-Suite

### Bedroom Two

12'3" x 16'2"

### Bedroom Three

7'11" x 12'7"

### Bedroom Four

7'5" x 12'7"

## Bathroom

## SECOND FLOOR

### Bedroom Five in Loft

17'5" x 15'8"

## ANNEXE

## GROUND FLOOR

### Sitting/ Dining room

19'11" x 13'8"

### Kitchen

9'1" x 17'4"

### Cloakroom

## FIRST FLOOR

### Bedroom One

17'7" x 17'4"

### Bedroom Two

9'6" x 13'11"

### Shower Room

## OUTSIDE

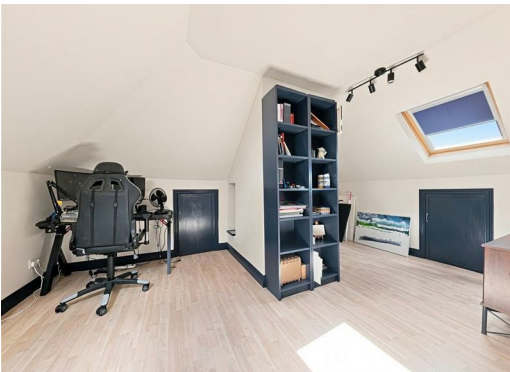
### Driveway to the Front

### Rear Garden

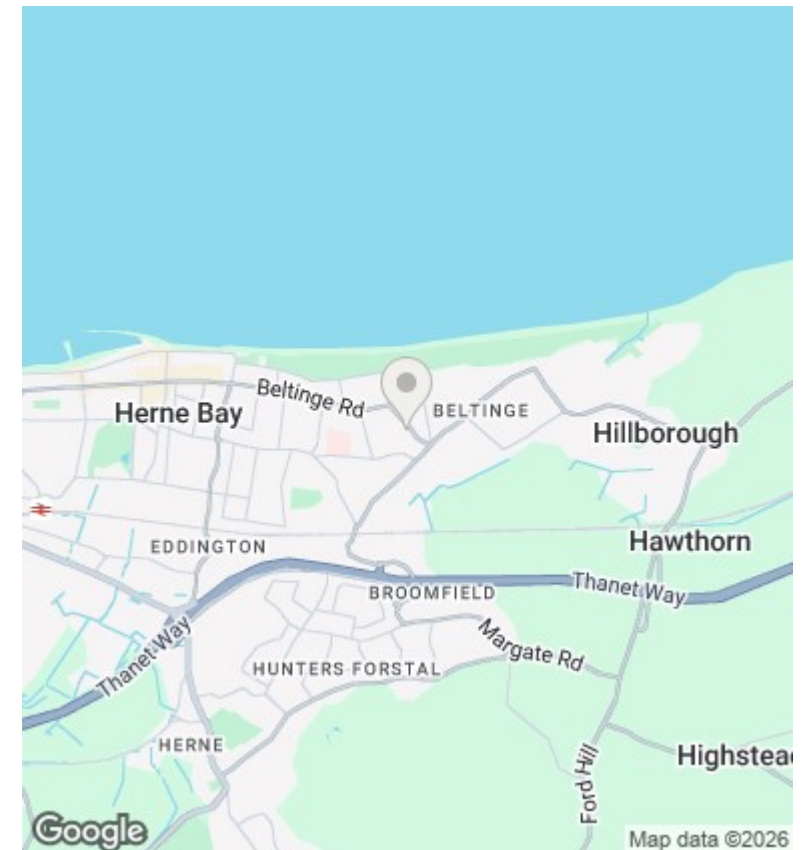
### COUNCIL TAX BAND A for the Annexe

EPC on request for annex





## FLOOR PLANS - 40 & 40A SEA VIEW ROAD



## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## Council Tax Band

E

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      | 76        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |