



**Guide Price**  
**£750,000**

**Freehold**

3x  2x  1x 

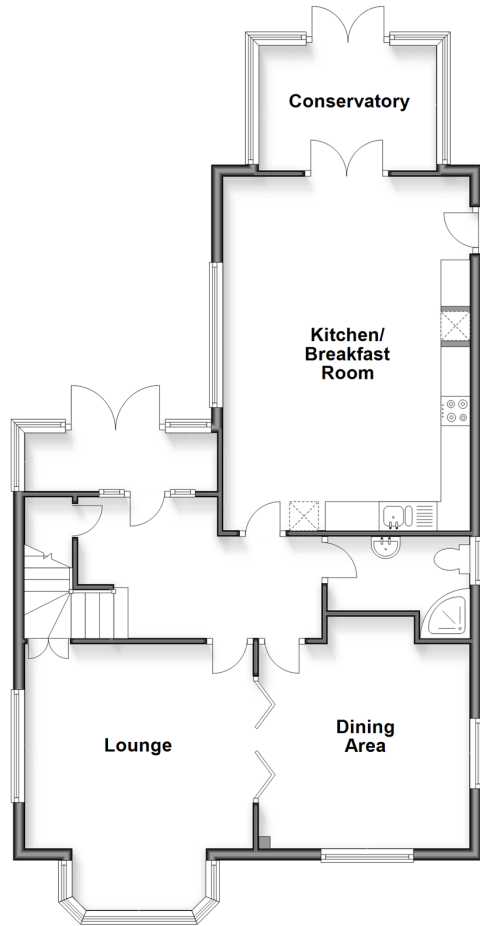
**Western Esplanade,  
Herne Bay, Kent, CT6**

**OVER 60?**

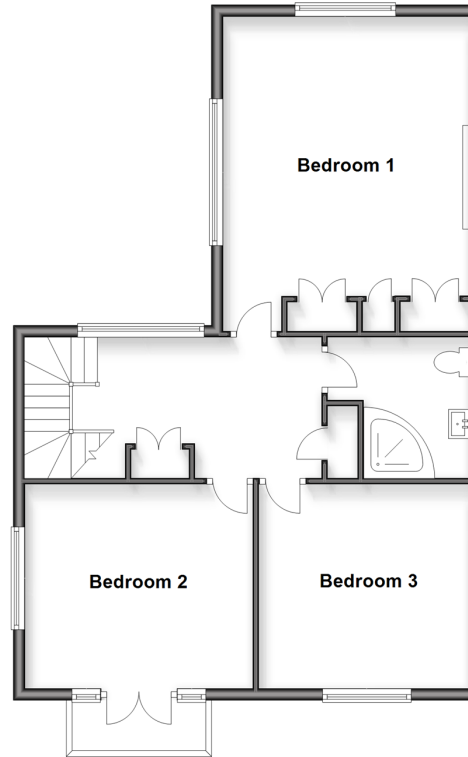
Secure this property  
for up to **59% less!**

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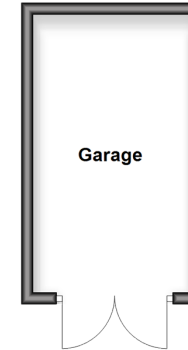
**Ground Floor**  
Approx. 82.7 sq. metres (889.9 sq. feet)



**First Floor**  
Approx. 69.6 sq. metres (749.7 sq. feet)



**Outbuilding**  
Approx. 12.9 sq. metres (139.0 sq. feet)



## Accommodation

### GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Lounge/Dining Area: 25'4 x 11'4 (7.73m x 3.46m)
- Shower Room
- Kitchen/Breakfast Room: 19'9 x 13'7 (6.02m x 4.14m)
- Conservatory: 10'7 x 7'6 (3.23m x 2.29m)

### FIRST FLOOR

- Landing
- Bedroom 1: 17'7 x 14'1 (5.36m x 4.30m)
- Shower Room
- Bedroom 3: 11'9 x 11'5 (3.58m x 3.48m)
- Bedroom 2: 12'7 x 11'2 With balcony to front (3.84m x 3.41m)

### OUTSIDE

- Double garage
- Driveway to front
- Rear Garden



## Main features

- Sea front house with unrivalled sea views
- Shower room on each floor
- Large kitchen/diner and entrance hall
- Enclosed garden area, conservatory extension
- Fitted kitchen with solid wood parquet flooring



### Nearest Schools

Primary Schools: Hampton Primary 0.5 miles, Herne Bay Junior School 0.7 miles, Briary Primary 1.0 miles

Secondary Schools: Herne Bay High School 0.6 miles, The Whitstable School 3.4 miles, Spires Academy 4.3 miles



### Transport Information

Train Stations: Herne Bay 0.5 miles, Chestfield & Swalecliffe 2.0 miles, Whitstable 3.4 miles



### Address

Western Esplanade, Herne Bay, Kent, CT6



### Directions

For directions to this property please contact us.



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Call Herne Bay Branch 01227 361226 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)



■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:
 	 <b>D(62)</b>	 <b>C(76)</b>

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