

CHRISTOPHER HODGSON



Herne Bay

£625,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Herne Bay

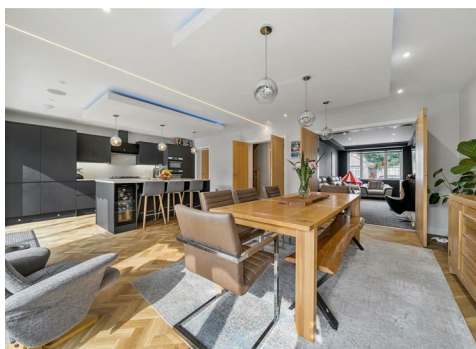
59 Central Avenue, Herne Bay, Kent, CT6 8RU

An exceptionally spacious and beautifully presented family home extending to 1,800 sq ft (167.2 sq m), conveniently situated in a desirable location within close proximity of the seafront, shops and bus routes, and easily accessible to Herne Bay town centre and station.

The property has been comprehensively extended and remodelled and now provides bright and spacious accommodation presented in a smart contemporary style throughout. The ground floor is arranged to provide an entrance hall, a sitting room, an impressive open-plan kitchen/dining room, utility room, study, and a cloakroom. To the first floor, there are four double bedrooms and a

family bathroom, including the principal bedroom, which benefits from an en-suite bathroom and a Juliet balcony overlooking the garden.

The West facing garden is a particularly attractive feature of the property, extending to 39ft (11m), and incorporating a natural stone terrace spanning the width of the property, a decked seating area, and a garden studio which would suit a variety of uses. A driveway provides access to an attached garage providing an area of off-street parking.



LOCATION

Central Avenue is a sought-after road in a central location just 0.9 of a mile from the High Street of Herne Bay, a town which benefits from a good range of local facilities including retail outlets, educational and recreational facilities including nearby rowing and sailing clubs. The town also offers a mainline railway station providing fast and frequent links to London (Victoria approximately 90 minutes). Further local shopping and recreational facilities can be found at Whitstable (approximately 5 miles distant). The City of Canterbury is approximately eight miles distant with its Cathedral, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 17'11" x 5'1" (5.46m x 1.55m)
- Sitting Room 18'8" x 8'11" (5.70m x 2.71m)
- Kitchen/Dining Room 16'0" x 24'10" (4.88m x 7.57m)

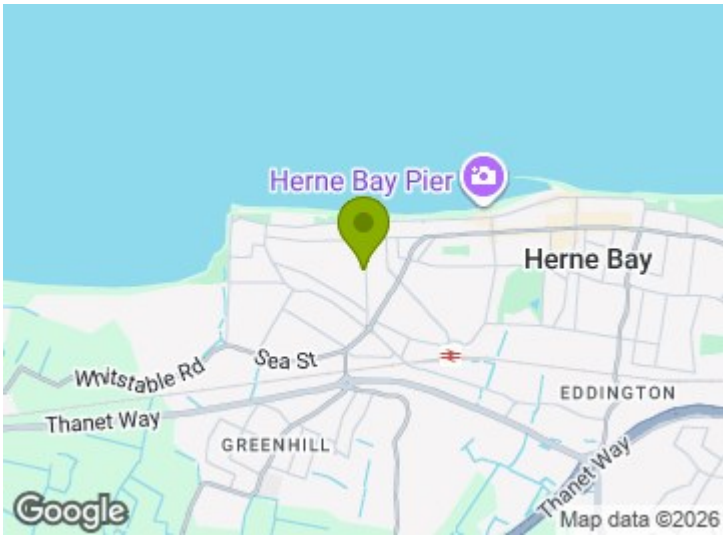
- Utility Room 7'9" x 5'3" (2.36m x 1.61m)
- Study 6'7" x 10'1" (2.00m x 3.07m)
- Cloakroom 3'9" x 5'11" (1.14m x 1.80m)

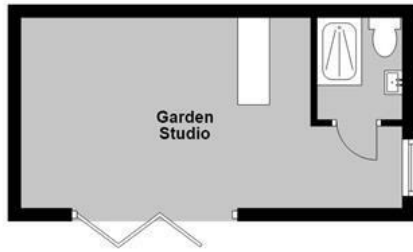
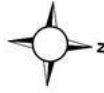
FIRST FLOOR

- Bedroom 1 16'10" x 10'1" (5.14m x 3.07m)
- Ensuite Shower Room
- Bedroom 2 16'9" x 10'4" (5.11m x 3.15m)
- Bedroom 3 12'8" x 10'6" (3.86m x 3.20m)
- Bedroom 4 10'1" x 15'9" (3.08m x 4.81m)
- Bathroom

OUTSIDE

- Garage 17'9" x 7'7" (5.40m x 2.30m)
- Garden Studio 9'10" x 19'8" (3.00m x 5.99m)



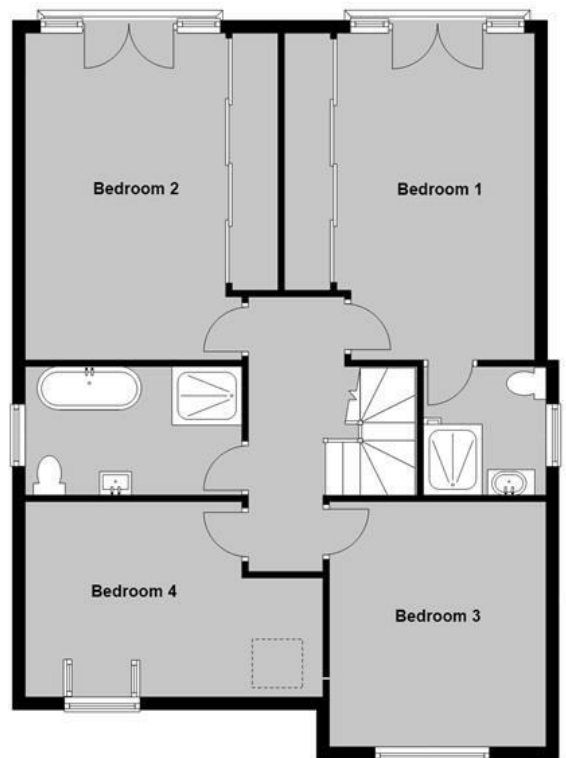


Ground Floor
Main area: approx. 80.5 sq. metres (866.8 sq. feet)
Plus garage, approx. 12.4 sq. metres (133.8 sq. feet)
Plus outbuildings, approx. 16.3 sq. metres (174.4 sq. feet)

First Floor
Approx. 86.7 sq. metres (933.2 sq. feet)



Main area: Approx. 167.2 sq. metres (1800.0 sq. feet)
Plus garages, approx. 12.4 sq. metres (133.8 sq. feet)
Plus outbuildings, approx. 16.1 sq. metres (194.4 sq. feet)



Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,397.99.

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Energy Efficiency Rating	
Very energy efficient Best rate A	Current
Energy efficient B	Target
Decent C	
Needs improvement D	
Low energy efficient E	
Low energy efficient F	
Low energy efficient G	
England & Wales	EU Directive 2002/91/EC

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