



Beacon Road, Herne Bay, CT6 6AX

£675,000

4 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

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KEY FEATURES

- Detached House
- Four Bedrooms
- Garage & Off Road Parking
- Sea Views
- Refurbished Throughout
- Close To Town Centre
- Large Rear Garden
- Front & Rear Balconies

TENURE Freehold

COUNCIL TAX Band E

EPC RATING D (59)



About this home

Situated in a highly desirable position on Beacon Road, Herne Bay, this beautifully refurbished four bedroom detached house offers an exceptional blend of character, modern comfort and coastal living. Enjoying sea views from both the front and rear, the property is ideally placed approximately 100 metres from the beach and less than 50 metres from The Downs, while also being within easy reach of Herne Bay town centre, local shops, cafes, restaurants, schools and transport links.

The property was comprehensively refurbished by the current owners in 2022 including a new roof, combining modern standards with the careful retention of its original character. The refurbishment has been carried out sympathetically to preserve the charm and period appeal expected of the location.

On the ground floor, a spacious entrance hall creates an impressive welcome and sets the tone for the rest of the home. To the front is a good size lounge featuring a corner bay window that frames attractive sea views, creating a bright and inviting space in which to relax. To the rear, the heart of the home is the large open plan kitchen/diner, beautifully fitted with a Magnet kitchen, premium quartz worktops and a range of integrated appliances. There is ample room for a large dining table and chairs, making this an ideal space for family life and entertaining. The visible appliances which are all "AEG" include a double oven, microwave, induction hob and extractor hood, while the integrated appliances include a small fridge, tall fridge freezer and dishwasher. The kitchen also benefits from integrated bins and is complemented by a matching utility room with quartz worktop, space for a freestanding washer/dryer and access to the rear garden.

The ground floor also includes a newly fitted WC/utility area, while the refurbishment works have included a full electrical rewire with a new consumer unit, a new gas central heating boiler and water tank located in the loft, replacement plumbing with new copper pipework, a new mains water supply, and an integrated hard-wired smoke and carbon monoxide alarm system. The property has also been replastered throughout, with internal doors replaced, new 14mm bamboo flooring laid through the hallway, kitchen/diner, utility and downstairs WC, and new carpets fitted throughout the remainder of the house.

On the first floor there are four bedrooms and a newly fitted family bathroom. The main bedroom and fourth bedroom both provide access to the rear balcony, which enjoys sea views and offers a wonderful space to take in the coastal setting. The third bedroom benefits from access to the front balcony, which has been repaired as part of the refurbishment and also enjoys views towards the sea. The rear balcony has had new woodwork installed, further enhancing the appeal of the outdoor upper-level space.

The property retains a number of attractive character features, including original stained-glass windows which have been professionally restored and fitted with secondary glazing. To the rear, new flush wood-effect windows and doors have been installed as part of the refurbishment, including dining room and utility doors, kitchen windows, utility windows and the downstairs bathroom window. The installation of windows, the removal of the wall in the kitchen/diner and the new double doors from the dining area were approved under Building Regulations. A new front porch door has also been sympathetically designed to complement the property's character.

A separate electrical circuit has also been installed in preparation for a potential loft conversion, subject to the necessary consents, providing exciting future potential for those seeking additional accommodation.

Outside, the property benefits from a good size rear garden, with doors from both the dining area and utility room providing direct access. There is electrical supply available to the rear garden for future connection, while to the rear of the property there is a garage and off road parking, an excellent advantage in such a desirable coastal location.

The home is also well equipped for modern connectivity, with full fibre broadband hard-wired directly to the lounge. A satellite connection is also hard-wired directly to the lounge, and a new copper telephone line has been installed underground to the lounge, with availability for connection at the rear of the property if required.

Beacon Road is superbly positioned for enjoying the very best of Herne Bay. The seafront, promenade and beach are close by, offering scenic walks, sea air and easy access to the town's popular coastal attractions, including the pier, bandstand and independent cafes. The nearby Downs provide attractive open green space and clifftop walks, while Herne Bay town centre offers a good range of shops, restaurants, leisure facilities and everyday amenities. The area is also well placed for access to Whitstable, Canterbury and the wider Kent coast, making this an excellent choice for families, coastal movers and those seeking a beautifully refurbished home in a prime seaside setting.

Overall, this is a rare opportunity to acquire a substantial four bedroom detached home in a highly sought-after Herne Bay location, comprehensively refurbished to an impressive standard while retaining its original charm and character. With sea views, balconies to both the front and rear, generous living accommodation, modern services, excellent connectivity, parking, garaging and close proximity to the beach, town centre and The Downs, this property is an exceptional coastal home ready to enjoy.







Key information



APPROX. FLOOR AREA

1,528 sq ft (142 sq m)



EPC RATING

D (59)



COUNCIL TAX

Band E



TENURE

Freehold



Take the 3D tour

Scan to walk through this home online, any time.

davidclarke **dc**

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Arrange a viewing

Call 01227 362248 or email mail@davidclarke.co.uk

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