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46C Herne Bay Road, Whitstable, CT5 2LP

Offers In Excess Of £450,000

- Close To Chestfield Railway Station
- Great Size Garden
- Just Three Miles To Whitstable Town
- Superb Family Home
- Plenty Of Parking
- Five Bedrooms (Two On The Ground Floor)

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This delightful family home offers a perfect blend of comfort and convenience. With four spacious bedrooms and two inviting reception rooms, the property provides ample living space for families of all sizes. The versatile layout allows for easy adaptation to suit your lifestyle needs, whether you require a home office, playroom, or additional guest accommodation.

One of the standout features of this home is its enormous rear garden, which presents a wonderful opportunity for outdoor enjoyment, gardening, or simply relaxing in the sun. The property also boasts plenty of parking, ensuring that you and your guests will never be short of space.

Location is key, and this home is ideally situated just minutes from Swalecliffe Primary School, making it a fantastic choice for families with young children. Additionally, the property is a mere five-minute walk to the train station, offering high-speed links to London St Pancras, perfect for commuters or those who enjoy the vibrant city life.

Moreover, the proximity to the sea means that you can easily indulge in the beautiful coastal lifestyle that Whitstable has to offer, with its stunning beaches, delightful eateries, and charming local shops. This property truly represents a wonderful opportunity to embrace family living in a sought-after location. Don't miss your chance to make this house your home.



Council Tax Band: C



GROUND FLOOR

Porch

Entrance Hall

Bedroom 4

8'10 x 7'5

Lounge/Dining Room

24'11 x 12'9

Kitchen

11'10 x 9'1

Bedroom 5

7'9 x 7'5

Shower Room

Utility Room

10'10 x 7'5

Family Room

10'10 x 18'1

FIRST FLOOR

Bedroom 1

13'1 x 10'4

Bedroom 2

12' x 12'9

Bedroom 3

9'7 x 8'10

Bathroom

OUTSIDE

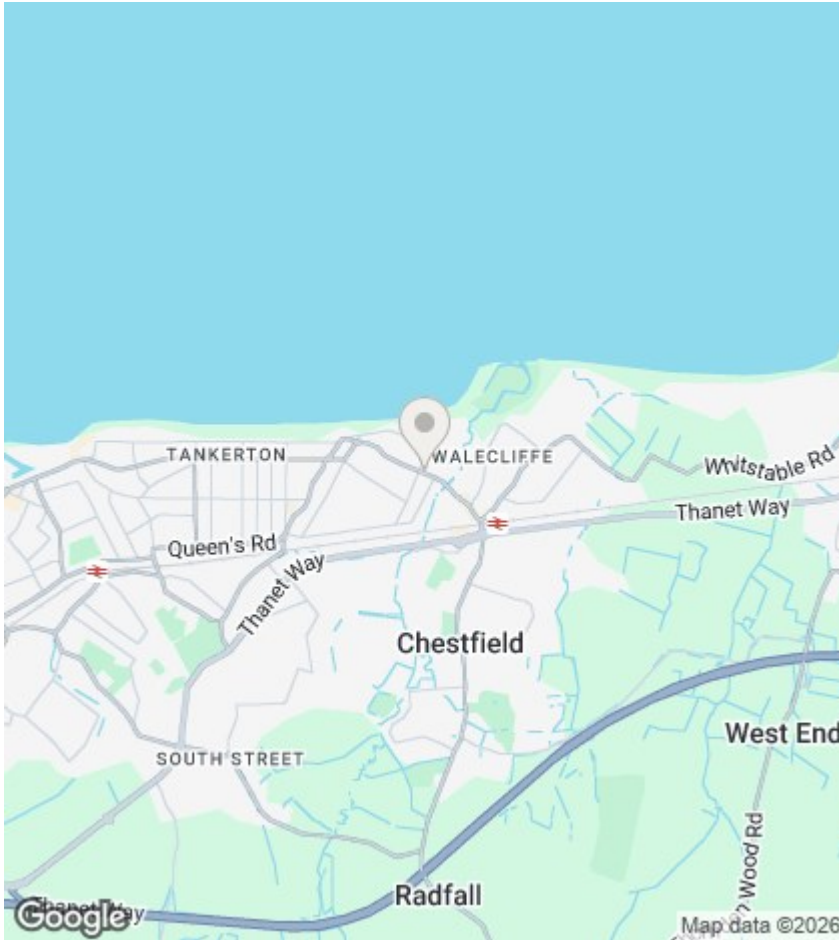
Front Garden

Driveway

Rear Garden

Garage

COUNCIL TAX BAND C



Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



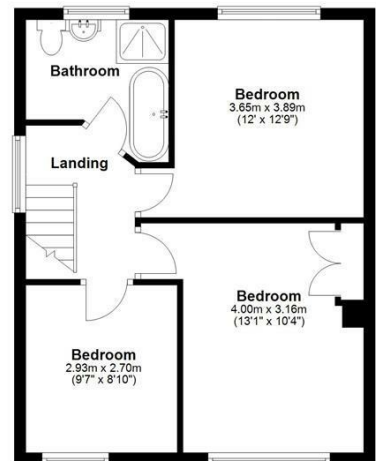
Ground Floor

Approx. 91.1 sq. metres (981.0 sq. feet)



First Floor

Approx. 45.5 sq. metres (490.1 sq. feet)



Total area: approx. 136.7 sq. metres (1471.1 sq. feet)