KE

38 Selsea Avenue, Herne Bay, CT6 8SD

Offers In Excess Of £500,000

- Detached extended Five Bedroom House
- Open Plan Kitchen/Dining Room
- Split Over Three Floors
- Double Garage one half converted into gym
- Close to Town & Beach

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Located on Selsea Avenue in the charming coastal town of Herne Bay, this impressive extended detached house offers a perfect blend of comfort and convenience. With five bedrooms, this property is ideal for families seeking a welcoming home by the sea. The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home is the open plan kitchen diner, which creates a warm and sociable atmosphere, perfect for family meals and gatherings. The layout is designed to maximise space and light, making it a delightful area to cook and dine.

In addition to the main living areas, the property boasts a double garage that presents a unique opportunity. One half of the garage has been transformed into a gym, catering to your personal needs and lifestyle. The driveway offers convenient off-street parking, which is perfect if you have a boat or caravan.

Location is key, and this property does not disappoint. It is situated close to both the sea and the town centre, allowing for leisurely strolls along the beach and easy access to local shops and amenities. Furthermore, the proximity to the train station provides excellent transport links to London and the beautiful coastal areas, making it an ideal choice for commuters and those who enjoy exploring.

This delightful home on Selsea Avenue is a rare find, combining spacious living with a prime location. It is perfect for those looking to embrace a coastal lifestyle while enjoying the comforts of a modern family home. Don't miss the opportunity to make this wonderful property your own.

5 1 2 D

Council Tax Band: D

GROUND FLOOR

Entrance Hall
Understairs cupboard, cloak cupboard

Sitting Room
11'10 x 11'6
Double glazed bay window to front

Cloakroom
Double glazed window to side, low flush wc, wash hand basin with cupboard under, heated towel rail

Kitchen/Dining Room
18'3 x 17'4
Double glazed windows to side, utility cupboard housing washing machine and tumble dryer, inset sink and drainer with selection of matching wall and base units, integral dishwasher, 2 double integrated ovens, large island with induction hob and down draught extractor, space and plumbing for American fridge/freezer, cupboard housing boiler, double doors to rear garden

FIRST FLOOR

Bathroom
Double glazed window to front, panelled bath, low flush wc, pedestal wash hand basin, heated towel rail

Bedroom
10'8 x 11'6
Double glazed window to front, fitted wardrobes

Bedroom
8'10 x 8'
Double glazed window to rear

Bedroom
5'3 x 10'2
Double glazed window to rear, currently used as home office

SECOND FLOOR

Bedroom
11'3 x 9'10
Double glazed window to side, fitted wardrobe, dressing area with basin and vanity unit

Bedroom
9'8 x 9'10
Double glazed window to side, storage into eaves

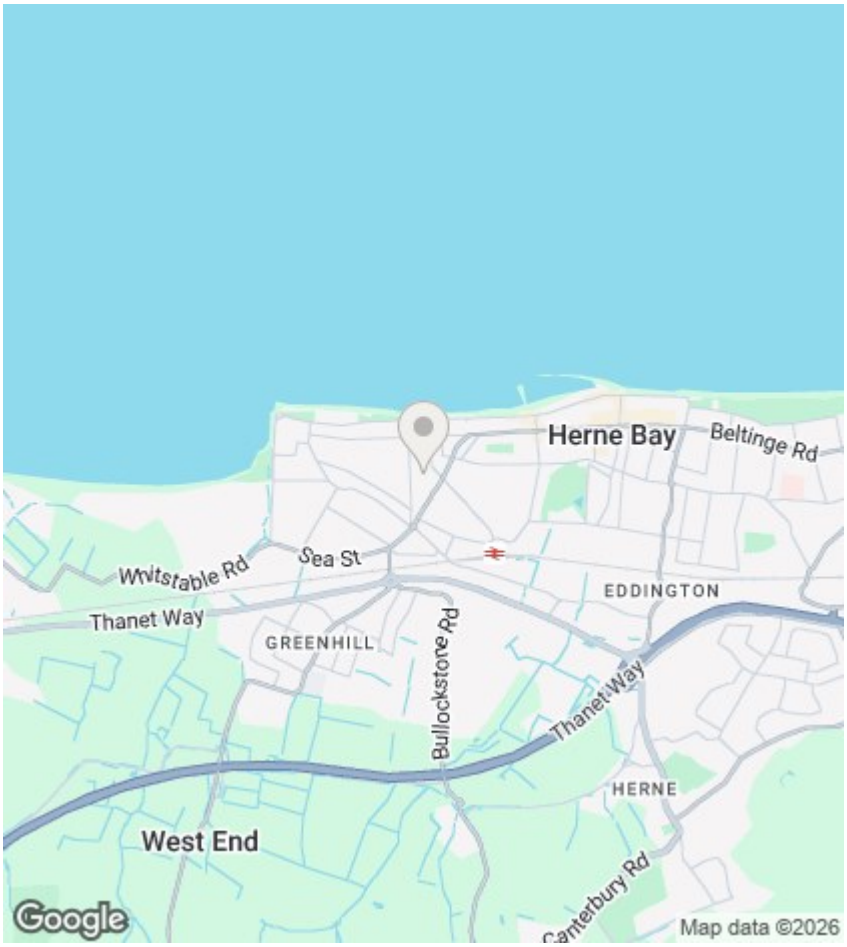
OUTSIDE

Double Garage
Up and over, door, other section of garage made into a gym measuring approx 17'1. x 8'5' door to garden, window to front, power and light

Rear Garden
Laid to lawn with double gates giving side access for parking, patio area and gazebo

Driveway
Blocked paved driveway

COUNCIL TAX BAND D

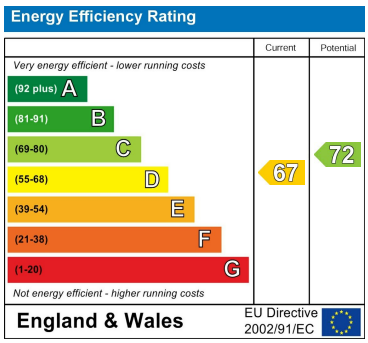


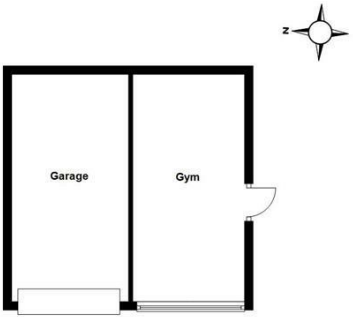
Viewings

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

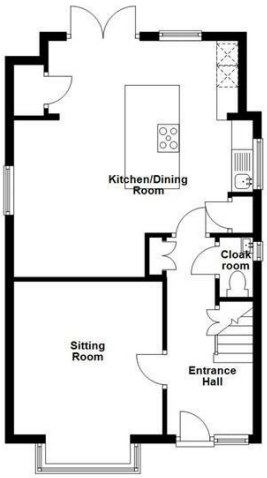
EPC Rating:

D

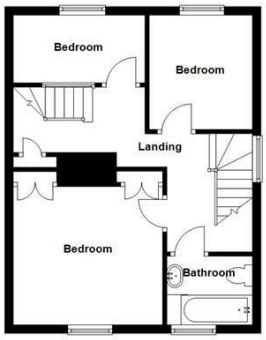




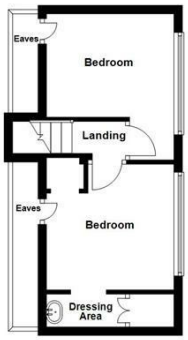
Ground Floor
Main area: approx. 51.8 sq. metres (557.6 sq. feet)
Plus garages, approx. 14.7 sq. metres (158.3 sq. feet)
Plus outbuildings, approx. 14.1 sq. metres (151.4 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.0 sq. feet)



Second Floor
Main area: approx. 22.7 sq. metres (244.4 sq. feet)
Plus eaves, approx. 4.5 sq. metres (48.2 sq. feet)



Main area: Approx. 115.6 sq. metres (1244.0 sq. feet)
Plus garages, approx. 14.7 sq. metres (158.3 sq. feet)
Plus outbuildings, approx. 14.1 sq. metres (151.4 sq. feet)
Plus eaves, approx. 4.5 sq. metres (48.2 sq. feet)

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