



CHRISTOPHER HODGSON

Herne Bay

64 Western Esplanade, Herne Bay, Kent, CT6 8DN

Freehold

A generously proportioned detached family home occupying one of Herne Bay's most sought-after seafront positions and enjoying stunning panoramic coastal views.

Extending to approximately 1,894 sq ft (176 sq m), the property provides bright and spacious accommodation and presents an exciting opportunity for a purchaser to create a home tailored to their own requirements.

The property now requires a programme of refurbishment throughout and offers considerable scope for extension and/or remodelling, subject to all necessary consents being obtained.

entrance hall, sitting room, conservatory enjoying far-reaching sea views, kitchen, dining room with French doors opening to the garden, utility room and a cloakroom. To the first floor are four double bedrooms, a bathroom and separate cloakroom.

Outside, the mature and well-established south-facing garden extends to approximately 74ft (22m). A gated driveway and detached garage provide off-street parking for several vehicles.

No onward chain.

The accommodation is arranged on the ground floor to provide an entrance porch,

LOCATION Western Esplanade is amongst Herne Bay's most sought-after seafront locations, conveniently situated within easy reach of the town centre, a wide range of shops and amenities, the seafront, sailing and watersports facilities, and Herne Bay railway station. Herne Bay offers an excellent range of educational, recreational and leisure amenities, whilst the nearby coastal town of Whitstable and the Cathedral City of Canterbury provide a broader range of shopping, cultural and dining opportunities. Herne Bay railway station provides frequent services to London Victoria (approximately 90 minutes), whilst the A299 offers easy access to the A2/M2 and subsequent motorway network. ACCOMMODATION The accommodation and approximate measurements (taken at maximum points) are:	GROUND FLOOR • Entrance Porch • Entrance Hall • Sitting Room 20'0" x 16'7" (6.10m x 5.05m) • Conservatory 19'3" x 10'3" (5.87m x 3.12m) • Kitchen 12'10" x 12'0" (3.91m x 3.66m) • Utility Room • Dining Room 16'8" x 11'8" (5.07m x 3.55m) • Cloakroom FIRST FLOOR • Bedroom 1 13'0" x 12'2" (3.96m x 3.71m)	• Bedroom 2 16'8" x 13'1" (5.07m x 4.00m) • Bedroom 3 11'8" x 7'7" (3.56m x 2.31m) • Bedroom 4 10'6" x 8'4" (3.20m x 2.54m) • Bathroom • Cloakroom OUTSIDE • Garden 74' x 44' (22.56m x 13.41m) • Garage 15'11" x 9'6" (4.85m x 2.90m)
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Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Ground Floor

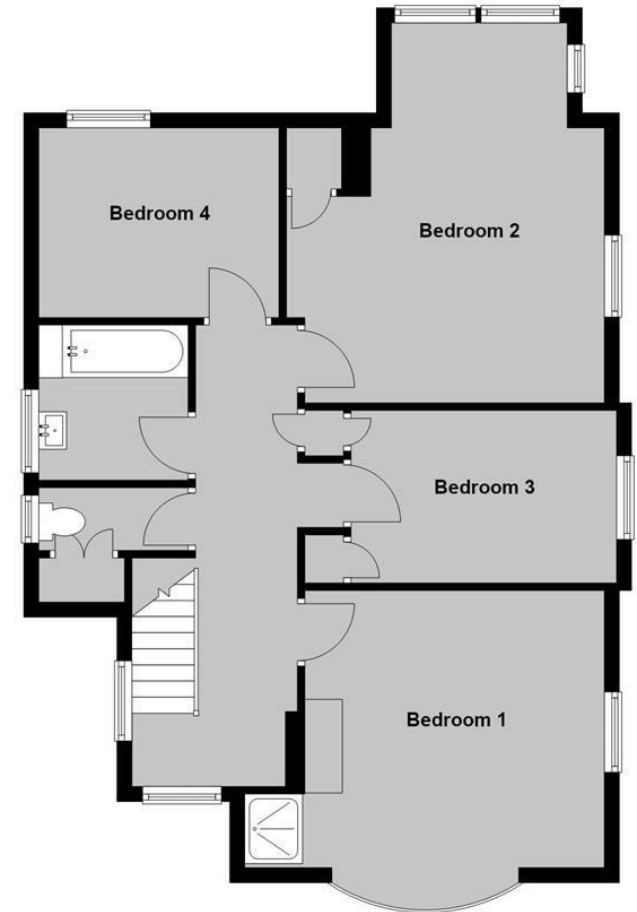
Main area: approx. 103.5 sq. metres (1114.3 sq. feet)
Plus garages, approx. 14.1 sq. metres (151.4 sq. feet)



Main area: Approx. 176.0 sq. metres (1894.2 sq. feet)
Plus garages, approx. 14.1 sq. metres (151.4 sq. feet)

First Floor

Approx. 72.5 sq. metres (779.9 sq. feet)





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