

KE



48 Beacon Hill, Herne bay, CT6 6JW

£795,000

- Five bedroomed family home
- 2 garages with parking from Alma Road
- Open plan living with separate lounge and utility room
- Panoramic sea views
- Extensively extended and modernised throughout

48 Beacon Hill, Herne bay CT6 6JW

Located on the desirable Beacon Hill, Herne Bay, this stunning five-bedroom family home offers an exceptional blend of modern living and coastal charm. Extensively extended and thoughtfully modernised, the property boasts a spacious open plan living area that seamlessly combines the kitchen, lounge, and dining space, creating an inviting atmosphere perfect for family gatherings and entertaining guests. You also have the advantage of a separate lounge for those cozy evenings in.

One of the standout features of this home is the breathtaking panoramic sea views that can be enjoyed from various vantage points throughout the property. Imagine waking up to the gentle sound of waves and the sight of the sun rising over the horizon, providing a picturesque backdrop to your daily life.

In addition to its impressive living space, the property includes two garages and ample parking accessible from Alma Road, ensuring convenience for families with multiple vehicles or those who enjoy hosting visitors.

This home is not just a place to live; it is a lifestyle choice, offering the perfect setting for family life by the sea. With its modern amenities and stunning views, this property is a rare find in the desirable Beacon Hill area. Don't miss the opportunity to make this beautiful house your new home.



Council Tax Band:



Hallway

Lounge

14'4' x 13'11'

Double glazed bay window to front

Kitchen/living room

22'11' x 17'0'

Double glazed bi fold doors to garden, Selection of matching wall and base units, integral double oven, fridge freezer, dishwasher, induction hob, hot tap, wood burner

Utility Room

9'0' x 5'1'

Double glazed door to garden, sink and drainer, space for washing machine and tumble dryer, cupboard housing boiler and cylinder

Dining Room

11'1' x 8'3'

Double glazed bi fold doors to garden

Landing

Bedroom

14'4' x 13'1'

Double glazed window to front

Bedroom

9'8' x 9'

Double glazed window and door to balcony

Bedroom

12'9' x 9'7'

Double glazed window to rear, fitted wardrobes

Bedroom

13'11' x 8'6'

Double glazed window to rear, fitted storage into staircase

Master bathroom

Double glazed window to side, panelled bath, shower over, wash hand basin, low flush wc

2nd floor

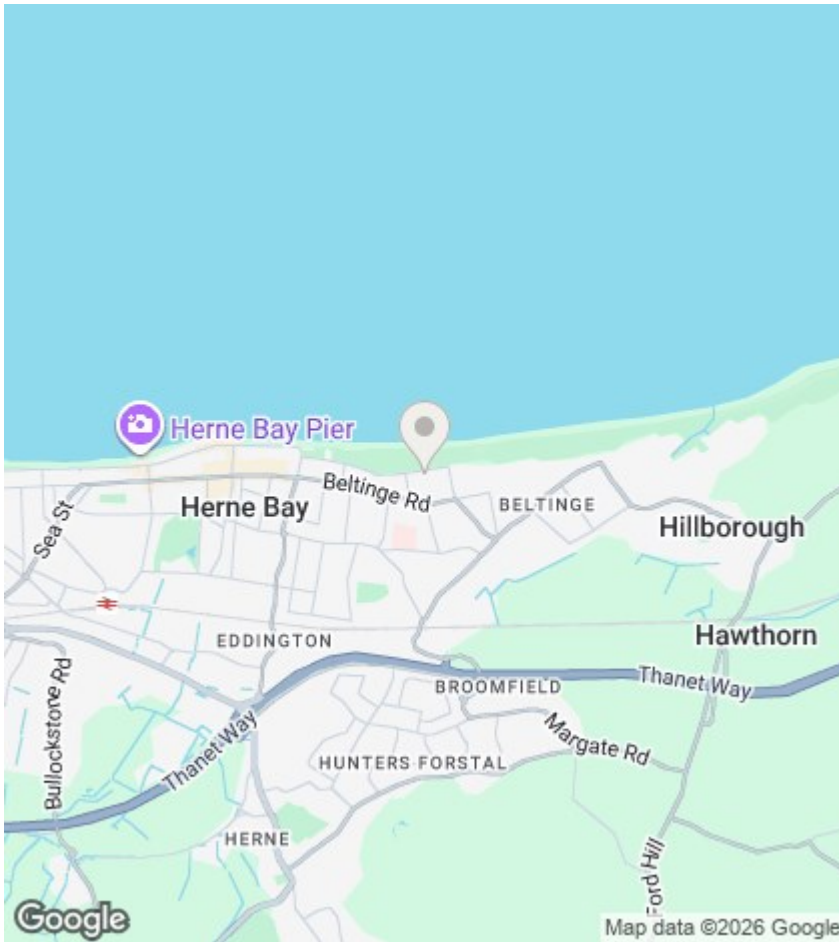
Master Bedroom

19'5' x 13'11'

Double glazed window to rear, velux windows to front, walk in wardrobe

En suite

Double glazed window to rear, low flush wc, walk in shower, wash hand basin



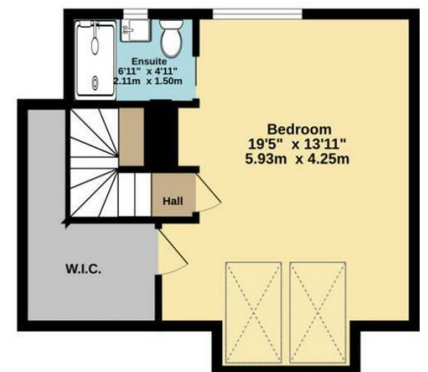
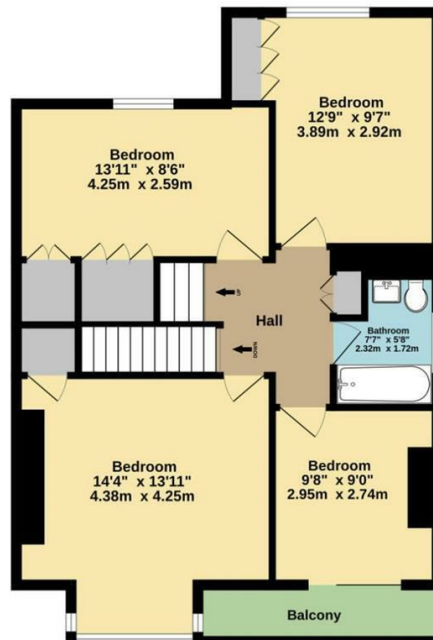
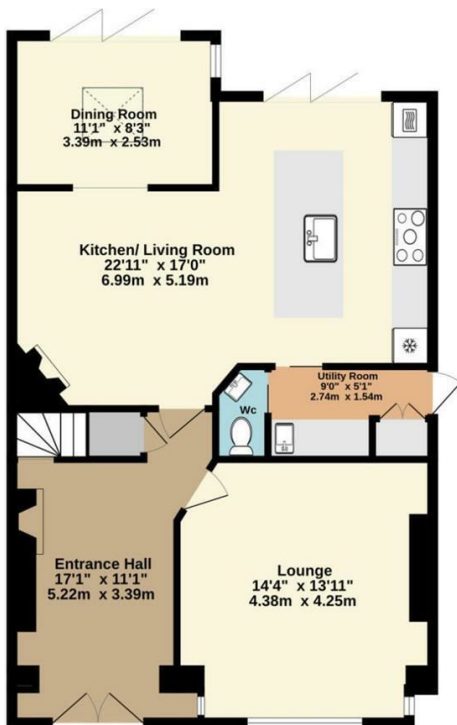
Viewings

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			83
(81-91) B			
(69-80) C		69	
(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	



TOTAL FLOOR AREA : 1866 sq.ft. (173.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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