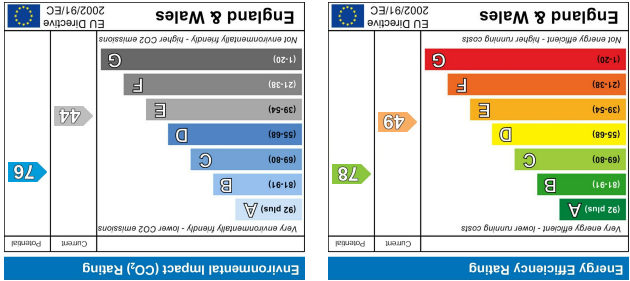


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HERNE BAY
71 SPENSER ROAD



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HERNE BAY

£450,000

- Four bedroom detached
- Built in 1908 and boasting many of those original features
- Three reception rooms
- Large driveway set back from the road
- Generous private garden with summerhouse
- Ideally located a short distance from the station and the shops

ABOUT

GRAND PERIOD HOME PRESENTED IN IMMACULATE CONDITION AND SITUATED JUST A SHORT WALK FROM THE SEAFRONT & STATION. Built in 1908 this substantial four bedroom home oozes the character & charm of a previous era from the exposed woodwork to the original cornicing. This home has been lovingly refurbished over the years by the current owners who have gone to great lengths to keep its style & decor in keeping with its history. Every aspect of the property has been improved since it was originally built in 1908 and is now ready for a new family to move in and make their own.

Inside, the accommodation is spread over two floors linked by the ornate staircase with original balustrades. As you enter on the ground floor you are welcomed in to the first of three reception rooms. This room boasts duel aspect windows plus a log burner in the hearth. Next is the dining room with patio doors onto the garden and the third reception room offers a beautiful fireplace plus a large bay window to the front. The current owners have also extended and fitted a contemporary kitchen / breakfast room offering ample room for a large family. Downstairs there is also storage cupboards and a cloakroom.

On the first floor are the four large bedrooms, the master of which, benefits from a unique window and high ceilings. Each room has been tastefully decorated in keeping with the property style. Here you will also find the family bathroom and separate WC. Spenser Road has become one of the most sought after spots in Herne Bay due to its tree lined road and proximity to key amenities such as the park, train station and shops. To come and appreciate all of this and more, contact Miles & Barr.

LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/ M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

DESCRIPTION

- Ground Floor
- Storm Porch
- Entrance Porch
- Sitting Room 18'4 x 12'9 (5.59m x 3.89m)
- Dining Room 12'4 x 12' (3.76m x 3.66m)
- Cloakroom 7'7 x 3'7 (2.31m x 1.09m)
- Kitchen/Breakfast Room
- Inner Hallway
- Further Reception Room 14'2 x 12'5 (4.32m x 3.78m)
- First Floor
- Landing
- Bedroom One 14'8 x 12'9 (4.47m x 3.89m)
- Bedroom Two 13'9 x 12'6 (4.19m x 3.81m)
- Bedroom Four 9'5" x 9'1" (2.87m x 2.77m)
- Bedroom Three 12'5 x 12 (3.78m x 3.66m)
- Bathroom 8'3 x 6'7 (2.51m x 2.01m)
- Cloakroom/WC 5'5" x 2'8" (1.65m x 0.81m)
- Outside
- Front Garden
- Rear Garden
- Side Garden

