



Hampton, Herne Bay

Beach House, Spa Esplanade, Hampton, Herne Bay, Kent, CT6 8EP

An exceptional contemporary home in a coveted beachfront location, from where it commands panoramic and far-reaching views of the sea.

Beach House was built to a bespoke design by Skandia-Hus in 2004 and is enviably positioned at the foot of the coastal slope on Hampton's prized Spa Esplanade, in a tranquil yet convenient location with direct beach access.

The house has been thoughtfully designed to take advantage of the magnificent sea views, with the principal living rooms situated at first-floor level. The ground floor accommodation comprises an entrance hall, study, utility room, two bedrooms and two bathrooms, one of which incorporates a sauna.

A central spiral staircase rises to the first floor which comprises an impressive open-plan living and dining room with vaulted ceiling and access to a sea-facing balcony via french doors, a kitchen, and the principal bedroom with en-suite shower room.

Externally there is a boat house opening onto the promenade which also has a large sea facing decked area above. The beautifully maintained South facing garden extends to 180 ft (55 m) and incorporates a sheltered terrace with hot tub, and further seating areas throughout the lawned garden, ideal for entertaining and enjoying the coastal views. At the rear of the property is a gated driveway providing off road parking for several vehicles, accessed via Western Esplanade. Spa Esplanade is accessible by vehicle from Hampton Pier Car Park.

Location

Spa Esplanade is a beachfront promenade and cycle path close to Hampton Pier and its sailing and rowing clubs, quietly located about a mile west of Herne Bay town centre. A new National Cycle route passes along Western Esplanade close by - The Oyster Bay Trail linking Whitstable to Reculver. Herne Bay town centre offers a range of shops, cafes and restaurants, sports and leisure facilities, schools and the Memorial Park, all within walking or cycling distance. The railway station serves two mainline routes to London, with frequent services to London St Pancras (about 78 mins) and London Victoria (about 93 mins). By road, Herne Bay is served by the coastal dual carriageway A299,

with excellent links to channel ports, the A2, M2 and the rest of the motorway network.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

- **Entrance Hall**
14'7" x 12'2" (4.46m x 3.73m)
at maximum points.
- **Entrance Porch**
6'7" x 5'0" (2.03m x 1.53m)
at maximum points.
- **Study**
10'5" x 10'2" (3.17m x 3.11m)
at maximum points.

- **Bedroom 2**
13'5" x 12'3" (4.09m x 3.74m)
at maximum points.
- **Bedroom 3**
13'6" x 7'6" (4.12m x 2.29m)
at maximum points.
- **Bathroom**
8'5" x 7'9" (2.59m x 2.37m)
at maximum points.
- **Shower Room**
- **Sauna**
- **Utility Room**
8'1" x 5'2" (2.48m x 1.60m)
at maximum points.
- **Deck**

FIRST FLOOR

- **Living Room**
19'7" x 13'5" (5.98m x 4.10m)
at maximum points.
- **Balcony**
15'4" x 7'9" (4.67m x 2.36m)
at maximum points.
- **Dining Area**
10'8" x 10'5" (3.25m x 3.18m)
at maximum points.
- **Kitchen**
10'7" x 9'10" (3.24m x 3.02m)
at maximum points.
- **Bedroom 1**
13'9" x 13'5" (4.2m x 4.1m)
at maximum points.

- **En-Suite Shower Room**

LOWER GROUND FLOOR

- **Boat House**

OUTSIDE

- **Garden**
180'x 42' (54.86mx 12.80m)
at maximum points.

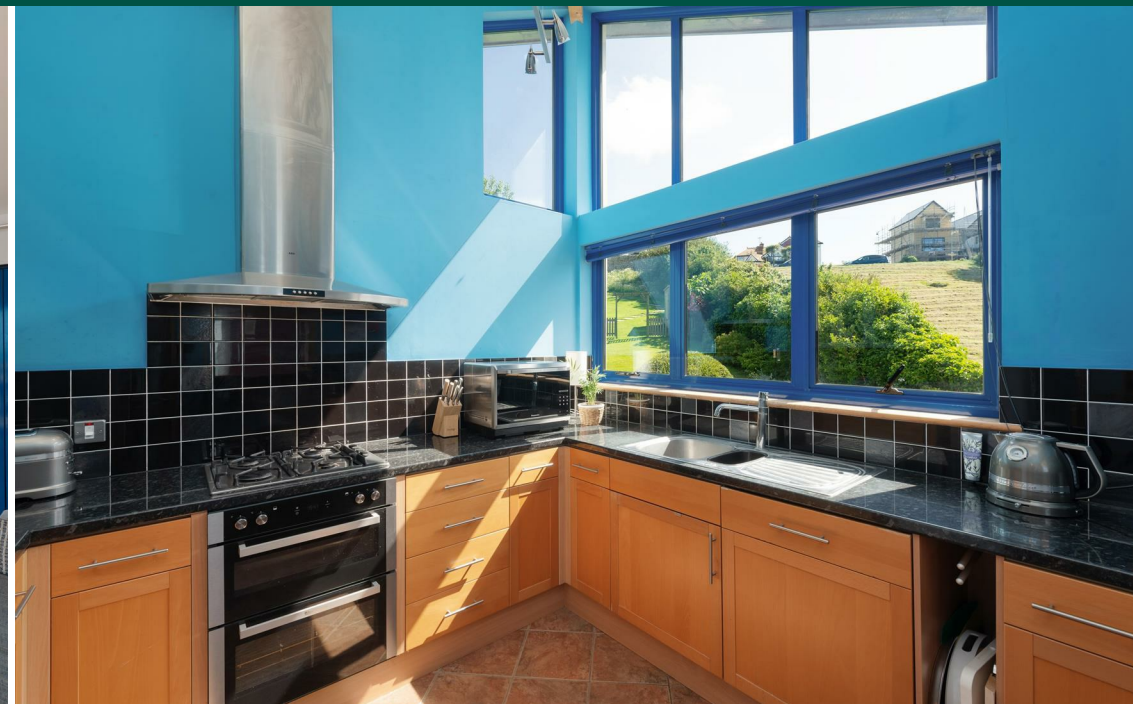
Video Tour

Please view the video tour for this property, and contact us to discuss arranging a physical viewing.







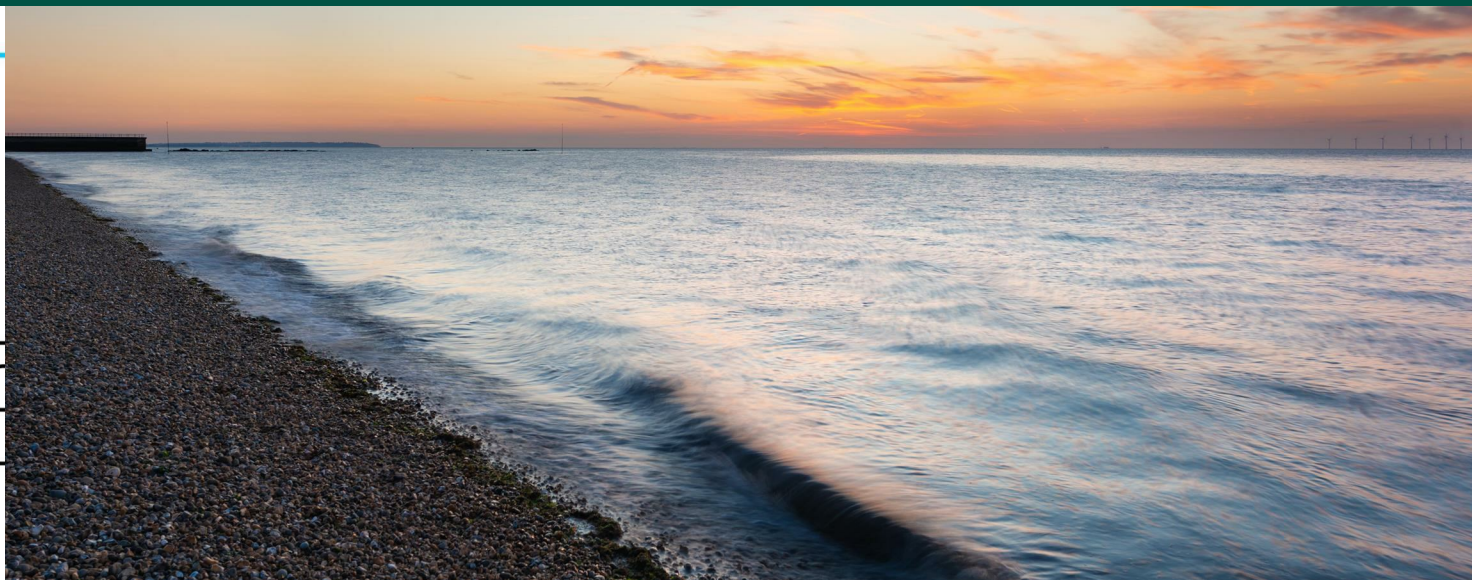
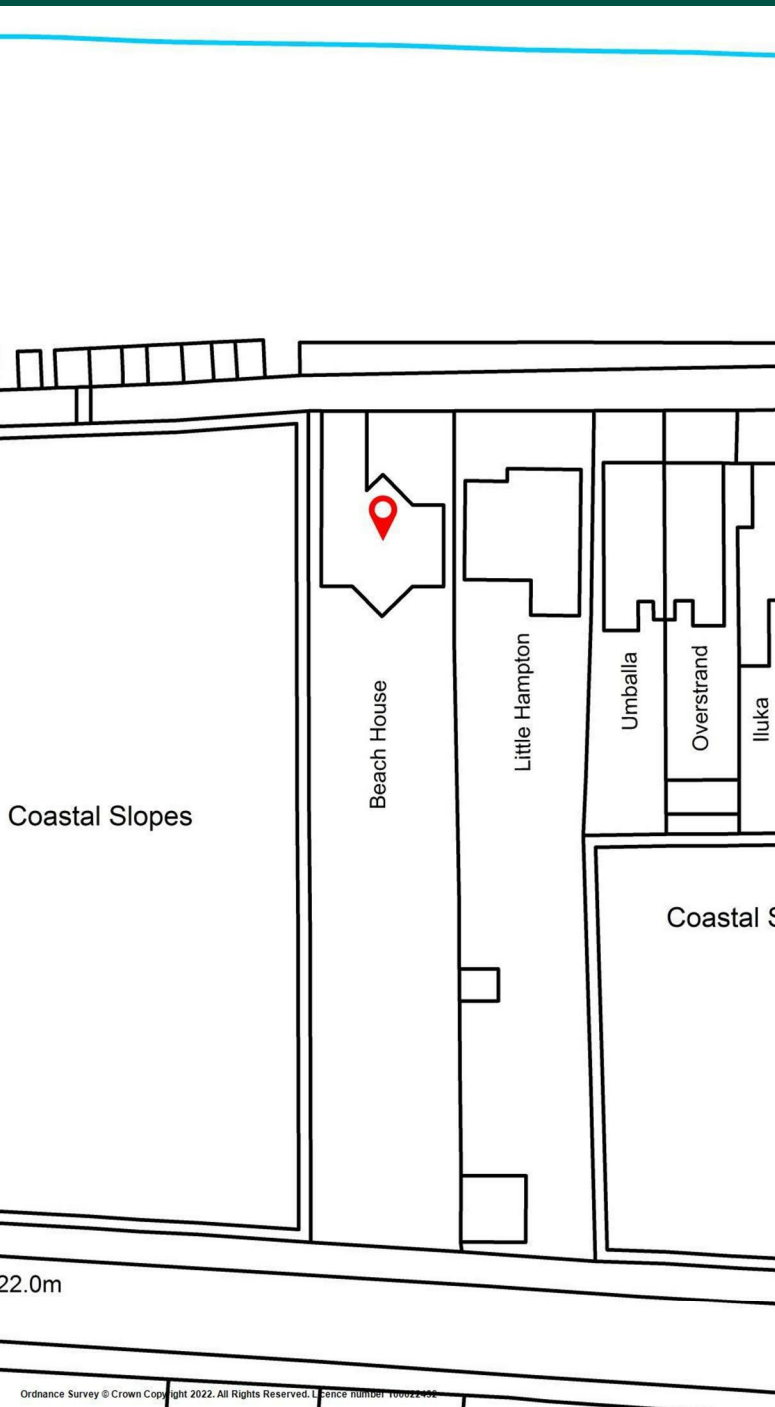












Viewing

STRICTLY BY PRIOR 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			
(23-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(23-34) E			
(11-30) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Folio No. 6677/JJ



Total area: approx. 165.2 sq. metres (1778.2 sq. feet)

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