



CHRISTOPHER HODGSON

# Swalecliffe, Herne Bay

## 4 Coastguard Cottages, Swalecliffe, Herne Bay, Kent, CT6 8BD

Freehold

A rare opportunity to acquire a sea-facing former coastguard cottage. The property is ideally situated on the western side of Herne Bay, from where it commands panoramic and far-reaching views of the sea and within close proximity of bus routes, local shops, medical centre and amenities. Chestfield & Swalecliffe train station is within walking distance (1.1 miles). A wider range of amenities are available at nearby Tankerton (1.8 miles) and Whitstable (2.8 miles).

The cottage has been significantly extended and comprehensively remodelled, and now provides generously proportioned accommodation presented in smart contemporary style throughout. The property is arranged to provide a sitting/dining room overlooking the sea with bi-folding doors leading to the front garden, a contemporary kitchen, and a bedroom with doors leading to the rear garden. To the

first floor, there are two double bedrooms and two smartly fitted bathrooms. In addition to this, there is a further bedroom to the second floor.

To the front of the house is a delightful garden which commands views of the sea and promenade, and an area of off street parking. The South Easterly rear courtyard provides a decked seating area and an outbuilding which would suit a variety of uses. No onward chain.

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### LOCATION

Coastguard Cottages is situated on the Western side of Herne Bay on the approach to Tankerton and Whitstable. The former coastguard cottages are well situated for access to the sea front and a bus route and local shop are also accessible. Herne Bay is an attractive coastal resort with a range of local shops, schools, cinema and swimming pool. There is also a well regarded seafront with popular watersports facilities. The mainline railway station provides fast and frequent links to London (Victoria) is approximately 90 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 80mins.

### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

#### GROUND FLOOR

- Sitting/Dining Room 20'9" x 13'3" (6.32m x 4.05m)
- Kitchen 12'10" x 8'6" (3.91m x 2.59m)
- Shower Room
- Bedroom 1 11'9" x 11'0" (3.57m x 3.35m)

#### FIRST FLOOR

- Bedroom 2 11'0" x 9'9" (3.35m x 2.97m)

- Bedroom 3 13'1" x 9'0" (3.99m x 2.74m)

- Bathroom

- Shower Room

#### SECOND FLOOR

- Bedroom 4 12'2" x 10'2" (3.71m x 3.10m )

#### OUTSIDE

- Front Garden 54' x 14'5" (16.46m x 4.39m)
- Rear Garden 13'7" x 11'4" (4.14m x 3.45m)
- Storage

#### PLANNING APPROVAL

Canterbury City Council have approved plans under reference CA/23/00274 for a rear dormer extension to the second floor. Plans are available on request.









**Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS**

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### ENERGY PERFORMANCE CERTIFICATE

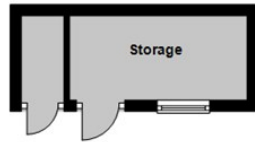
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		57	72
England & Wales		EU Directive 2002/91/EC	

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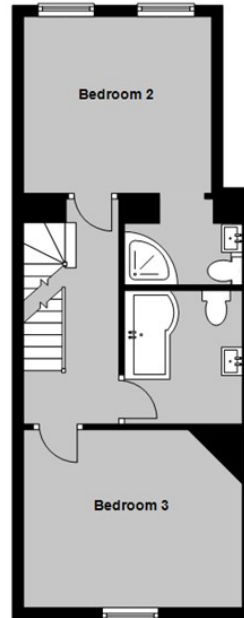
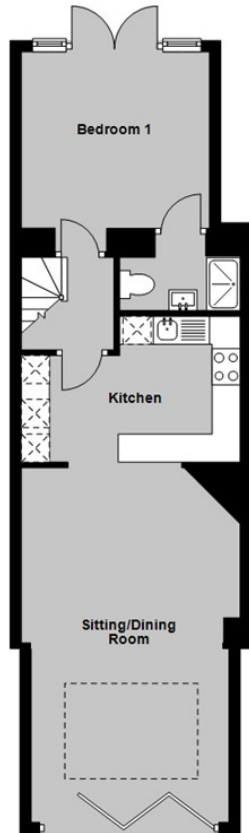
### Ground Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



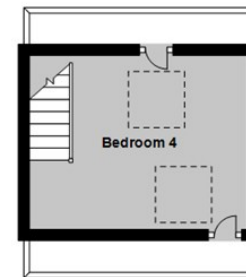
### First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



### Second Floor

Approx. 11.5 sq. metres (123.8 sq. feet)



Total area: approx. 101.5 sq. metres (1092.5 sq. feet)





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