WILBEE & SON

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66 Carlton Hill, Herne Bay, CT6 8HP



4/5 Bedroom detached house located in Carlton Hill, Herne Bay. This spacious property offers an ideal rental opportunity for families or professionals seeking a comfortable and versatile living space. Boasting four well-proportioned bedrooms, this home provides ample accommodation for all your needs. Additionally, the property features two reception rooms, allowing for both relaxation and entertaining. The flexibility of the layout means that the downstairs office can easily serve as a fifth bedroom, depending on your requirements.
Outside, the property benefits from parking space for two cars, along with a large rear garden featuring a porcelain slabbed patio ideal for entertaining and relaxing. Commuters are well catered for, with nearby Herne Bay train station offering direct services to London Victoria and high-speed links to London St Pancras International, alongside easy road access to the A299 and M2 for driving into the capital.
With local amenities, schools, and transport links nearby, and within easy walking distance to Hampton Bay and the local sailing club, this property is perfectly positioned for both convenience and leisure.

Council Tax: TBC (property reconverted from flats to a house; awaiting VOA band)

Rent £3200.00 per Month
Deposit £3692.30
Holding fee of £200.00

£3,200 Per Month

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Main front Door

Porch
Light, cupboard housing electric and gas meters, door to hallway

Hallway
17'6" x 9'0" (5.350 x 2.765)
Radiator, LVT Flooring, Stairs to 1st floor, power points, two understairs cupboards, doors to Lounge, Office, Cloakroom, Kitchen/Diner

Lounge
15'11" x 15'4" (4.855 x 4.693)
Radiator, Power points, LVT Flooring, Double Glazed Bay Window

Cloakroom
2'9" x 5'5" (0.861 x 1.669)
White toilet, white basin, towel radiator. LVT flooring, Extractor

Office/ Bedroom 5
11'9" x 8'3" (3.586 x 2.517m)
Radiator, Power points. LVT flooring, Double glazed Patio door to Paved area and garden

Kitchen/diner
23'1" x 12'6" (7.055 x 3.824)
Light grey units draws and cupboards, wood effect worktop, centre island with cupboards and draws under, electric hob with built in extractor, light above centre island, integral fridge/freezer, integral dishwasher, boiler, stainless steel one and half sink with mixer tap, LVT flooring, power points, 2 radiators, Double Glazed Bi Fold doors to paved area and large garden. Sliding door to utility room

Utility Room
3'2" x 9'5" (0.969 x 2.886)
Power points, extractor fan, space for washing machine and tumble dryer, stainless steel sink with cupboard under

Stairs to first floor
Stairs with carpet runner.

Landing
Power point, loft access, doors to Bathroom and 4 Bedrooms

Bathroom
11'6" x 6'8" (3.514 x 2.037)
White suite comprising of freestanding bath with middle placed mixer tap and hair shower attachment, basin with under cupboard mirror above and mixer tap, low level W/C, separate shower unit, towel radiator, extractor

Rear Bedroom
8'5" x 8'10" (2.570 x 2.702)
Radiator, power points, Double Glazed Window overlooking rear garden

Side Bedroom
8'11" x 11'11" (2.736 x 3.640)
Radiator, power points, Double Glazed Window

Main Front Bedroom
16'9" x 11'11" (5.116 x 3.633)
Radiator, Power points, Double Glazed Window, Sliding door to Ensuite

Ensuite
Low level W/C, Shower, Basin with cupboard underneath, towel radiator, Extractor

Front Bedroom
8'10" x 11'3" (2.716 x 3.446)
Radiator, Power points, Double Glazed Double Door to balcony, Built in wardrobe

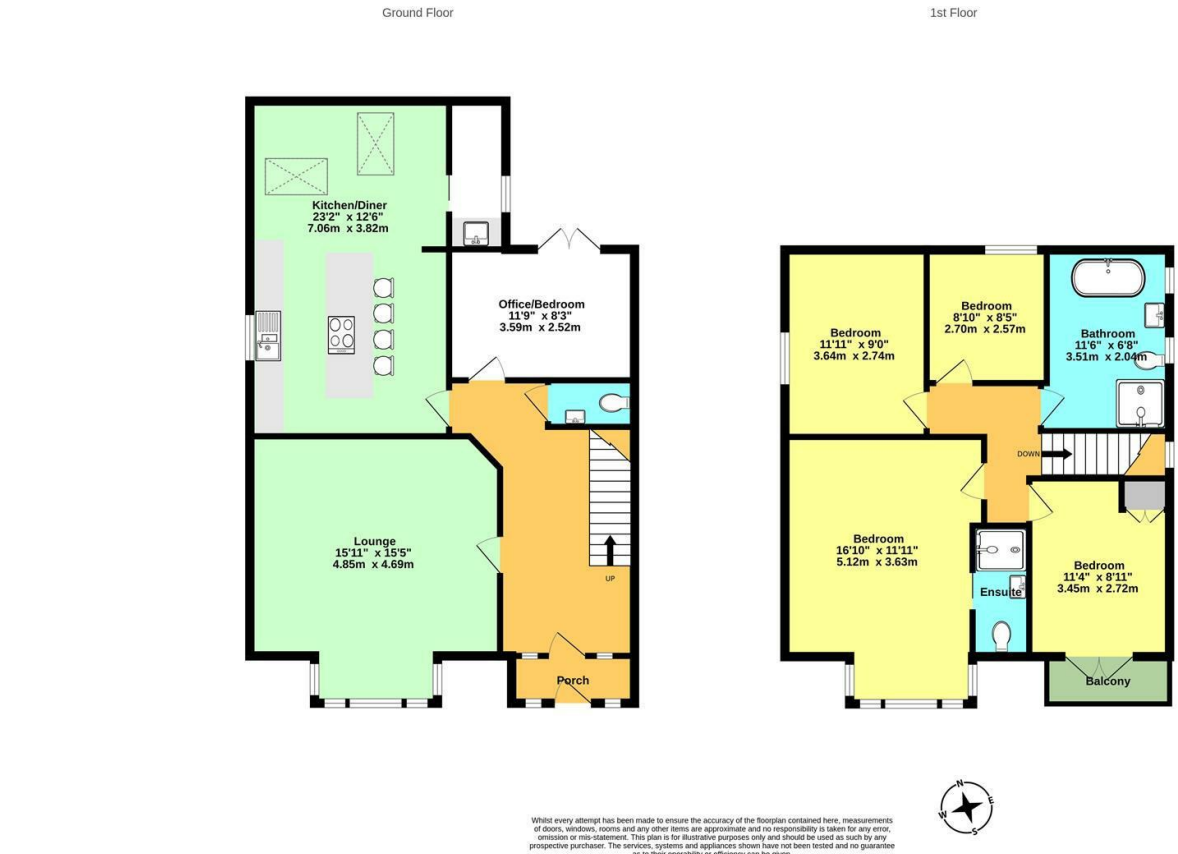
Balcony
Glass surround balcony to front of Property accessed via Front Bedroom

Front garden and driveway
Small front garden, side access to back garden on bath sides of property and driveway suitable for 2 cars

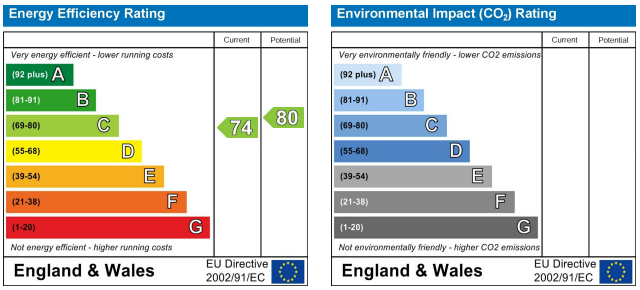
Rear Garden
Porcelain Paved patio area at rear of property, large grassed area and side gravelled area

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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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Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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