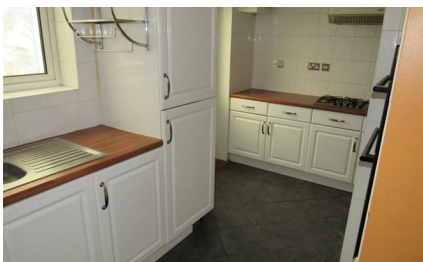




21 Sunnyhill Road, Herne Bay, Kent, CT6 8LT



Spacious 4/5 bedroom semi-detached house located on the west side of town within easy access of bus route to schools, town centre and sea front. Standing on a good size plot the property offers good family accommodation and has scope for further improvements. NO FORWARD CHAIN



£303,950 Freehold



Entrance Hall

Radiator. Power points. Cupboard understairs.

Front Lounge

13' x 13'2 (into bay) (3.96m x 4.01m (into bay))

Radiator. Power points. Television point. Ceiling fan.

Kitchen

approx 15' wide x 7'7 (irregular shape) (approx 4.57m wide x 2.31m (irregular shape))

Modern range of base units and wall cupboards. Stainless steel sink unit. Wall tiling. Recess for fridge freezer. Integrated double electric oven. 5 burner gas hob. Extractor hood. Recess for dishwasher. Wall mounted gas boiler for hot water and central heating (requires immediate replacement). Radiator. Double glazed door to

Double glazed Conservatory

9'6 x 21' wide (2.90m x 6.40m wide)

Pair of doors to garden.

Dining Room (off the hall)

13' max width x 11' (3.96m max width x 3.35m)

Radiator. Power points. Opening to single storey extension used as

Entertainment Room

15'3 x 9'4 (4.65m x 2.84m)

Ceiling fan. Window overlooking conservatory. Door to garden.

Ground floor Extension

13'8 x 7' approx width (4.17m x 2.13m approx width)

Study area

Shower/WC Room

Shower cubicle. Wash handbasin. Heated towel rail. Tiled floor and wall tiles. Low level WC suite.

Study

16' x 8'3 (4.88m x 2.51m)

Double glazed doors to rear garden. Ceiling fan. Side window. Power points. Radiator.

Split Level Landing

Access to roof space.

Front Bedroom

8'5 x 8' (2.57m x 2.44m)

Radiator. Power points. Wall cupboards.

Front Bedroom

12' x 10'10 (3.66m x 3.30m)

Radiator. Power points.

Back Bedroom

10'4 x 11' (3.15m x 3.35m)

Radiator. Power points.

Bathroom/WC

Panelled bath. Pedestal wash handbasin. Low level WC . radiator. Tiling. Shower unit over bath.



Extension Single Bedroom

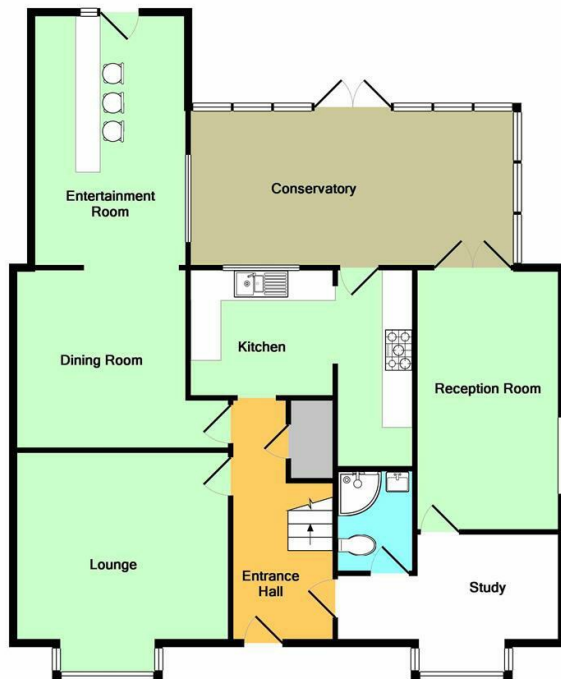
6' wide x 13'7 long (1.83m wide x 4.14m long)
Power points. Radiator.

Master Bedroom

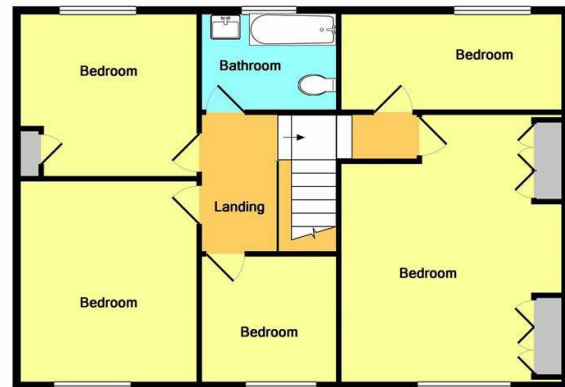
approx 14' x 16'3 (approx 4.27m x 4.95m)
Radiator. Power points. Access to roof space. 2x velux windows. (Could be converted to a dressing room with ensuite if required).

OUTSIDE

2x sheds. Pond. Lawned area and flower borders. Side gate.



Ground Floor



1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	84
	69
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
	80
	63
England & Wales	EU Directive 2002/91/EC

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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