



51 Beacon Hill, Herne Bay, Kent, CT6 6JN



Substantial semi-detached house located in one of the most sought after residential areas of Herne Bay. Boasting extensive sea views, the house is in need of general modernising but has great potential. Gas central heating & double glazing. South facing rear garden. No forward chain. With in easy driving distance of the seafront, Town centre and short walking distance of the beach and the village of Beltinge. PLEASE NOTE THAT THE DOUBLE GARAGE AND REAR GARDEN TO THE GARAGES IS NOT INCLUDED ...



£650,000 Freehold



Main Door

Enclosed Sun Porch

17' x 5'8 (5.18m x 1.73m)

Double glazed. Poly carbonate roof. Electric meter cupboard. Power points. Lighting.

Feature Entrance Hall

25'9 (total length) x 9'7 (7.85m (total length) x 2.92m)

Sea views. Wall panelling. Radiator. Power points. Cupboard understairs.

Lounge (front sea views)

17' (into bay) x 11'9 (5.18m (into bay) x 3.58m)

Radiator. Power points. Opening into

Dining Room

12'(max) x 10'7 (3.66m(max) x 3.23m)

Radiator. Double glazed doors to rear garden.

Breakfast Room

11'2 x 11'7 (3.40m x 3.53m)

Built-in dresser unit. Floor standing boiler for central heating and hot water. Airing cupboard housing hot water tank and programmer.

Kitchen (off breakfast room)

8'7 x 5'10 (2.62m x 1.78m)

Stainless steel sink unit. Radiator. Power points. Wall cupboards. Door to

Store Room

4'7 x 8'7 (1.40m x 2.62m)

Double glazed window. Power points.

Sun Porch

8'7 x 6'3 (2.62m x 1.91m)

Double glazed. Polycarbonate roof. Door to garden. Folding door to

WC

4'6 x 3'4 (1.37m x 1.02m)

1/2 tiled walls. Low level WC. Corner wash basin. Double glazed window.

First Floor

Landing

Access to roof space.

Front Bedroom

9'7 x 8'10 (2.92m x 2.69m)

Radiator. Power points. Extensive uninterrupted sea views.

Front Bedroom

17'2 (into bay) x 12' (5.23m (into bay) x 3.66m)

Range of fitted wardrobes. Extensive sea views and views of The Downs from the bay. Radiator. Power points.

Side Bedroom

11'8 x 11'7 (3.56m x 3.53m)

Built in cupboard.



Back Bedroom

16' x 12'4 (4.88m x 3.76m)

Views over south facing rear garden.

Shower/ WC

8'9 x 5'10 (2.67m x 1.78m)

Double with shower and electric shower unit. Pedestal wash handbasin. Low level WC suite. Tiling. Radiator.

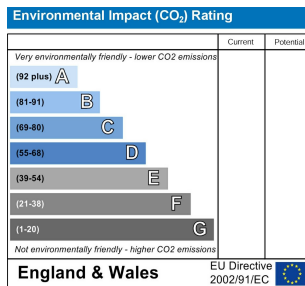
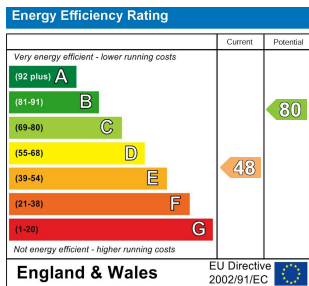
OUTSIDE

Rear Garden

Lawned, South west facing approx 37' deep. Potential for off road parking in front of the property subject to permission from Canterbury city council and highways



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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Note:

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

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