



19 Western Esplanade, Herne Bay, Kent, CT6 8RN



Detached Marine property located on the sea front with extensive sea and coastal views. Popular location with easy access to town centre. Features gas central heating and double glazing. Balcony to front. Small vehicular access to side of property with restricted width and shared with adjoining neighbour. Smallboat/bike storage etc... to the rear. Some general updating required. NO FORWARD CHAIN.



£495,000 Freehold



Enclosed Entrance Porch

Double glazed.

Entrance Hall

Power points. Feature staircase. Wood block flooring. 3/4 panelling to walls with plate rail. Radiator. Wooden sash window with coloured leaded lights. Telephone point. Cupboard downstairs.

Front Reception Room

15'4 (into bay window) x 14' (into recess) (4.67m (into bay window) x 4.27m (into recess))
Original fireplace (requires sweeping) Television point. Power points. Radiator. Door off hall to

Dining Room

12'7 x 11'5 (3.84m x 3.48m)
Radiator. Power points. 2x wall lights. Door to kitchen. Door to

Lounge

26' x 12' reducing to 9'5 (7.92m x 3.66m reducing to 2.87m)
Serving hatch. 2x radiators. Power points. Fireplace (currently not in use) Wall light. Patio door to sun room.

Kitchen

13'7 x 8'8 (4.14m x 2.64m)
Step down off dining room. Worcester boiler. 2 1/2 bowl sink unit. Recess for fridge/freezer. Electric double oven. Quarry tiled floor. Wall cupboard. Double glazed window to side. Step up and door to

Sun Room

19' x 8'7 (5.79m x 2.62m)
Tiled floor. Plumbed for washing machine. Power points. Pair of double glazed doors to rear garden. Double glazed windows. Radiator.

Cloakroom

Low level WC suite.

First Floor Landing

Access to roof space. Airing cupboard and tank. Power points.

Nursery/Office

6'3 reducing to 4'6 (1.91m reducing to 1.37m)
Sea views. Radiator. Power points. Pair of doors to enclosed balcony.

Enclosed Balcony

10'7 x 2'7 (3.23m x 0.79m)
Double glazed window. 1 tilt and turn window.

Front Bedroom

15'6 x 11'6 (4.72m x 3.51m)
Sea Views. Wardrobes. Fireplace (not in use) Radiator. Power points.

Back Bedroom

12'6 x 11'5 (3.81m x 3.48m)
Radiator. Power points.

Side Bedroom

7'2 x 11'5 (2.18m x 3.48m)
Radiator. Power points.



Separate WC

3'8 x 4'6 (1.12m x 1.37m)

Double glazed window. Low level WC suite.

Shower Room

8'9 x 4'9 (2.67m x 1.45m)

Panelled bath with mixer taps. Shower cubicle. Pedestal wash handbasin. Radiator. Mirror.

OUTSIDE

Garage/Store

29' x 7'8 (8.84m x 2.34m)

Pair of wooden doors. Personal door. Power and light.

Brick Shed

7' x 5' (approx) (2.13m x 1.52m (approx))

Attached to garage at rear.

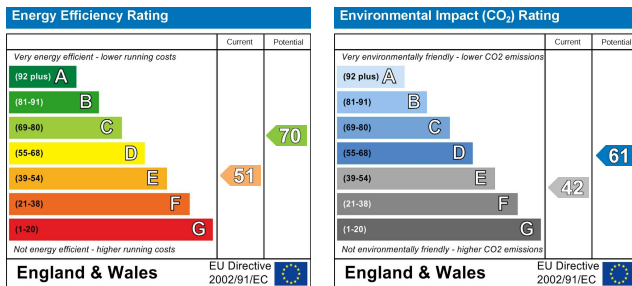
Rear Garden

21 x 48' (approx depth) (6.40m x 14.63m (approx depth))

Mainly laid to lawn. Raised flower beds. Pair of wooden gates to shared driveway 6'3 pair of gates to front drive widening to approx 7' to side gate area.

Front Garden

Pair of metal gates to driveway. Room to stand car on front. Lawned area. Separate pedestrian gate.



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.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority





