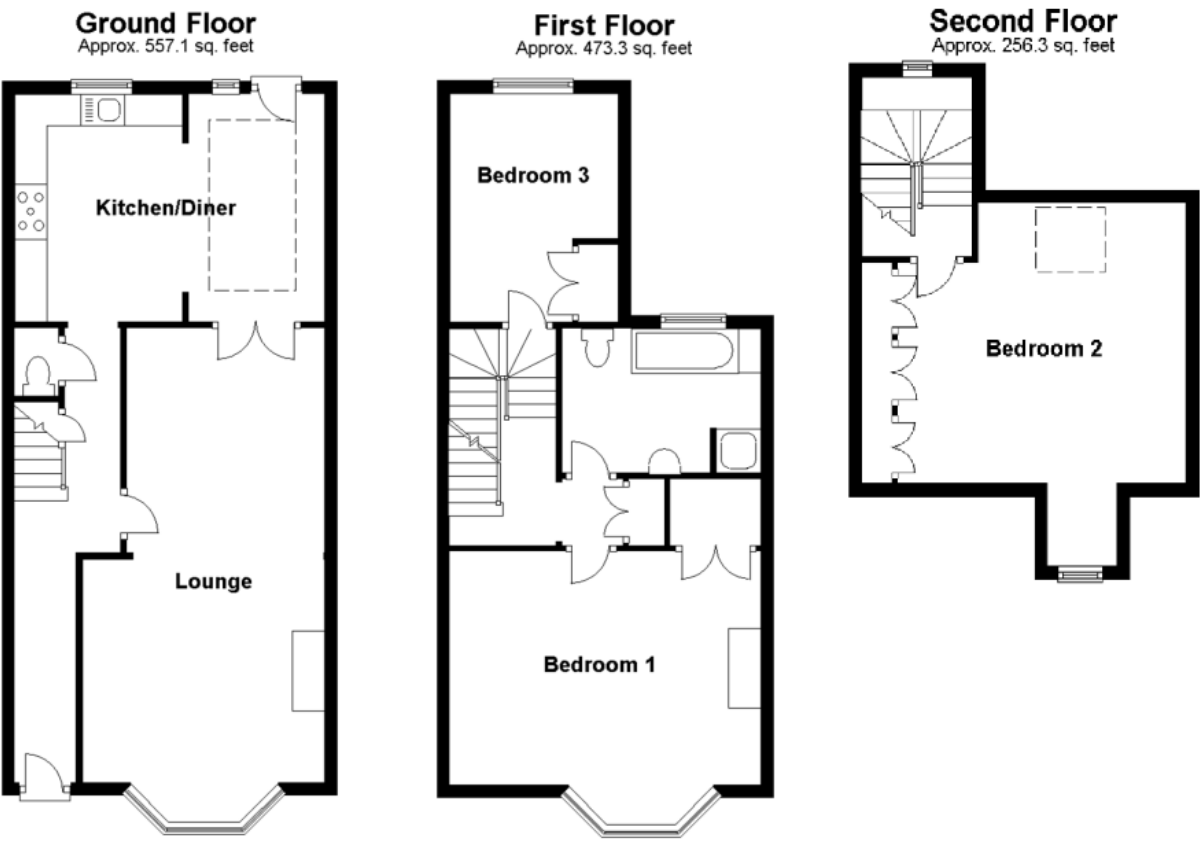




# Kimber Estates



57 Charles Street, Herne Bay, Kent, CT6 5HW

Offers In Excess of £375,000 Freehold

This elegant family home, built in the 1800s, is perfectly situated just a short stroll from the vibrant Herne Bay Town Centre, offering easy access to its charming shops and scenic seaside walks with stunning ocean views. The property combines the serene atmosphere of coastal life with the convenience of nearby amenities. Spanning three floors, the house has preserved many original period features, including beautiful fireplaces, intricate cornices, and ceiling roses, adding character and charm. Upon entering, you're greeted by a light and airy reception hall, which leads to a cozy lounge area, seamlessly connected to the dining space. The spacious kitchen offers plenty of room for both eating and entertaining, and it overlooks the delightful rear garden, making it a perfect space for gatherings. The first and second floors feature three generous double bedrooms and a well-appointed family bathroom. The rear of the property boasts sea views, contributing to the peaceful ambiance of the home. With its perfect blend of original charm, modern comforts, and an unbeatable location, this remarkable property truly needs to be seen in person to appreciate all it has to offer.





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GROUND FLOOR

Entrance Hallway

Newly fitted front entrance door, radiator, laminate flooring, staircase leading to first floor.

Cloakroom

Low level WC.

Lounge-Diner

26' x 12' 5" (7.92m x 3.78m)  
Double glazed bay window to front, two radiators, timber flooring, television point, attractive feature fireplace. Double doors to:

Kitchen-Diner

16' 2" x 14' 3" (4.93m x 4.34m)  
A charming room with a range of fitted kitchen units, central island with room for stools, space and plumbing for washing machine, inset sink, free standing AGA style cooker with extractor fan. Fitted microwave, brick tile effect, double glazed window to rear, radiator, door to rear leading to the garden.

FIRST FLOOR

First Floor Landing

Split level landing with stair case to second floor. Large built airing cupboard, radiator.

Bedroom One

16' 2" x 14' 3" (4.93m x 4.34m)  
Double glazed bay window to front with bespoke fitted window seat, two radiators, feature fireplace, walk in wardrobe.

Bedroom Two

12' x 8' 5" (3.66m x 2.57m)  
Double glazed window to rear enjoying sea views, radiator, built-in wardrobe cupboards.

Bathroom

Panelled bath that has Victorian style mixer taps and hand held shower attachment, low level WC, radiator, corner shower stall with mains fed shower attachment, pedestal wash hand basin, radiator.

SECOND FLOOR

Second Floor Landing

Double glazed window to rear with sea views.

Bedroom Three

13' 7" x 13' 1" (4.14m x 3.99m)  
Double glazed window to front plus double glazed skylight window to rear with sea views. Extensive range of fitted wardrobes.

OUTSIDE

Rear Garden

Courtyard garden with south-easterly aspect, side gate providing access to an alleyway, two timber sheds one with power and lighting.

Front Garden

Delightful enclosed front garden.

COUNCIL TAX BAND C

NB At the time of advertising these are draft particulars awaiting approval of our sellers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		77
A		
(81-91)		
B		
(69-80)		
C	53	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC