



14 Sussex Gardens, Herne Bay, Kent, CT6 8DU

£425,000 Freehold

Located towards the Western end of Herne Bay, this lovely four bedroom family home is in a popular family location in the heart of Hampton ideally situated near Hampton Primary and Junior Schools plus easy access to the seafront, town centre, motorway links and local amenities. Internally you enter the home into the hallway with downstairs comprising of lounge/diner with doors to conservatory, fitted kitchen and lobby. The first floor comprising three well sized bedrooms and family bathroom, plus a further bedroom to the second floor. Outside you have a large sunny rear garden with plenty off parking and garage to complete the picture.

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**Ground Floor**

**Entrance Hall**

Double glazed front entrance door, radiator in decorative cover, stair case to first floor with two under stair cupboards.

**Lounge/Diner**

Double glazed bay window to front, feature fireplace, television point, two radiators in decorative cover, double glazed sliding doors to conservatory.

**Conservatory**

Aluminium frame, glass roof, doors to garden.

**Kitchen**

White fitted cupboards, four gas burner hob, stainless steel sink and drainer unit, shelved larder, tiled walls, double glazed window to rear, door to:

**Lobby**

Double glazed door to rear, door to garage, door to utility cupboard, plumbing for washing machine, double glazed window to rear.

**First Floor**

**Landing**

Staircase to second floor.

**Bathroom**

Paneled bath with mixer taps and shower attachment, low level WC, corner wash hand basin, fully tiled walls, heated towel rail.

**Bedroom One**

Double glazed window to front, fitted sliding wardrobes, radiator in decorative cover.

**Bedroom Two**

Double glazed window to rear, fitted sliding wardrobes, radiator in decorative cover.

**Bedroom Three**

Double glazed window to front, radiator.

**Second Floor**

**Bedroom Four**

Double glazed skylight windows to front and rear, radiator in decorative cover, eaves access.

**Outside**

**Rear Garden**

Approx 85' x 30' (25.91m x 9.14m) Paved patio, laid to lawn, garden shed, access to front, outside tap and exterior lighting.

**Driveway & Garage**

Driveway with space for several vehicles, garage with power and light, up and over door to front.

**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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	