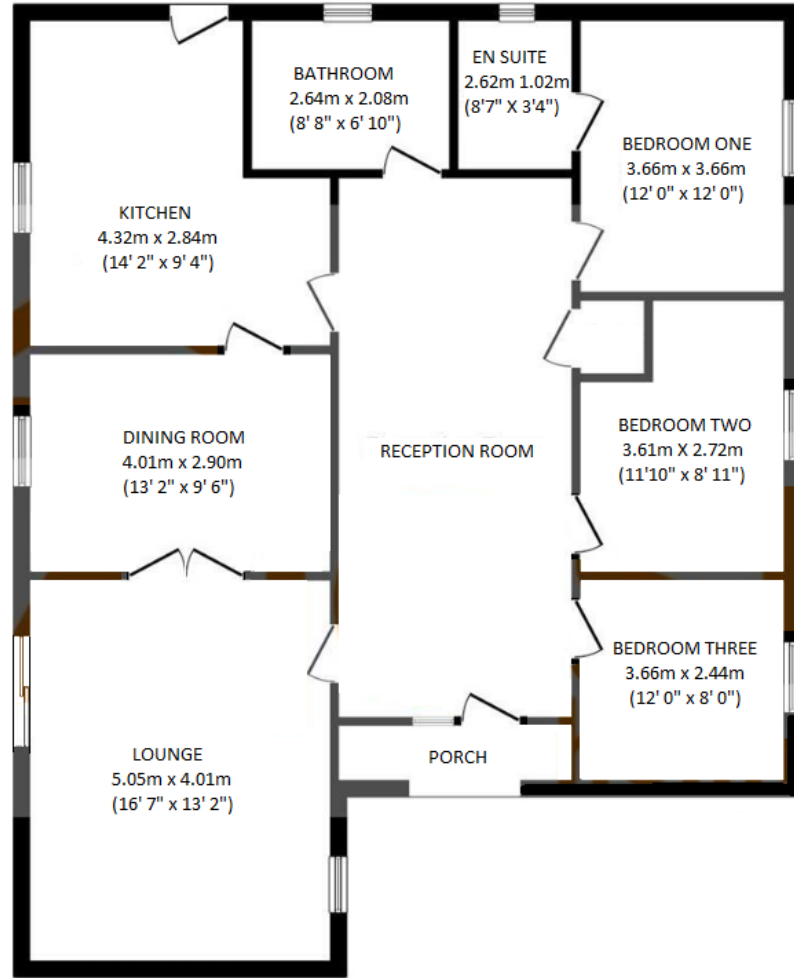




Kimber Estates



FLOORPLAN



2 The Willows Sea Street, Heme Bay, Kent, CT6 8QD

£440,000 Freehold

Set back from the road down a private driveway, this detached residence sits in an enviable location to appreciate coastal walks and other leisure activities on offer in Heme Bay. Being offered with NO CHAIN AHEAD, this bungalow would make a great project for someone looking to make their own mark on things. Internally the property offers plenty of natural light with a spacious reception hall, three bedrooms the master with en suite, bathroom plus ample lounge and fitted kitchen. Outside the rear garden stands on a good size plot and is mainly laid to lawn with the front garden offering off street parking for several vehicles, leading to the garage. The location makes this property perfect with local shops, transport links including bus stops and train station, local schools, and a beautiful seafront all within comfortable walking distance. Please call Kimber Estates to book an internal visit today.



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GROUND FLOOR

Entrance Hallway

2.01m x 5.66m (6' 7" x 18' 7") Double glazed entrance door to front, radiator, carpet, storage cupboard.

Lounge

4.01m x 5.05m (13' 2" x 16' 7") Double glazed sliding door to rear, gas fire, radiator, double glazed window to front, double doors leading to:

Dining Room

4.01m x 2.90m (13' 2" x 9' 6") Double glazed window to rear, radiator.

Kitchen

2.84m x 4.32m (9' 4" x 14' 2") Matching wall and base units with complementary work surfaces and tiled splashbacks, space and plumbing for dishwasher and washing machine, one and a half sink and drainer, space for fridge/freezer, space for cooker, storage cupboard, gas combination boiler, double glazed window to rear, double glazed door to side.

Bathroom

2.64m x 2.08m (8' 8" x 6' 10") Low level WC, pedestal wash hand basin, tiled floors, fully and partially tiled walls, heated towel rail, double glazed frosted window to the side, paneled bath and shower.

Bedroom 1

3.66m x 3.66m (12' 0" x 12' 0") Double glazed window to front, radiator, door to:

En Suite

2.62m x 1.02m (8' 7" x 3' 4") Wash hand basin, low level wc, cubicle shower fully tiled, double glazed frosted window to the side, tiled flooring.

Bedroom 2

3.61m x 2.72m (11' 10" x 8' 11") Loft hatch, double glazed window to front, radiator.

Bedroom 3

3.66m x 2.44m (12' 0" x 8' 0") Double glazed window to front, radiator.

OUTSIDE

Rear Garden

Mainly laid to lawn with paved patio area, trees, mature shrubs and flowering boarders, timber garden shed, fish pond, fenced surround, access to front.

Front Garden

Partly laid to lawn, driveway with space for several vehicles, shared access.

Garage

Up and over door to front, double glazed window to rear, door to side, power and light.

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	84
England, Scotland & Wales		EU Directive 2002/91/EC	