



WILLIAM STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 193.6 SQ M / 2083 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.



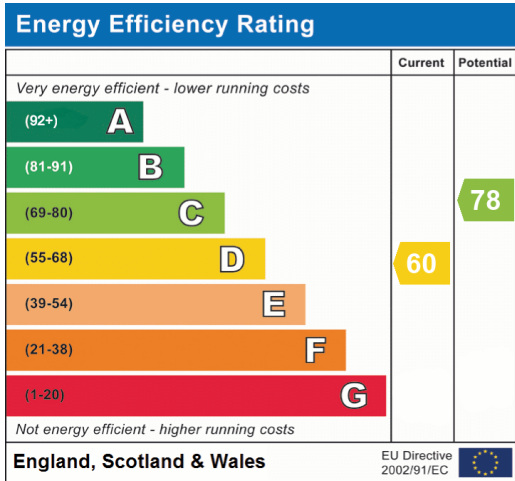
55 WILLIAM STREET, HERNE BAY. CT6 5NR

£575,000
Freehold

ABOUT THE PROPERTY

Beautifully presented and in a prime location in central Herne Bay this late Georgian period home is also within walking distance of the town's restaurants, shops, rail links to London, memorial park and all amenities which is perfect for a growing family. With flexible accommodation and many original features, the property comprises: entrance hall, living room, dining room and large utility room on the ground floor. The lower ground floor offers a reception room, bedroom, kitchen and shower room and is currently being used as a successful Airb&b. The first and second floor have four bedrooms with en-suite to the main bedroom, fitted kitchen and family bathroom. Outside you have off street parking from Underdown Lane which is a must in such a central location but you also have a good size rear garden that is secluded and offers plenty of space for lounging and gardening.

- FEATURES**
- Stunning Georgian Family Home
 - Off Street Parking and Good Size Rear Garden
 - Unique Accommodation Set Over Four Floors
 - Central location Close to Shops, Schools and Local Transport
 - Lower Basement with Own Entrance Door (Used as Air BnB) Video Tour Available



RAISED GROUND FLOOR

Reception Hall
Attractive reception hall with front entrance door, tiled floor, stair case to first and lower ground floor, two radiators in decorative covers.

Lounge
Bay window to front, fireplace with storage areas, radiator, double doors to:

Dining Room
Sash window to rear, radiator, feature fire place, door to reception hall.

Utility Room
Range of fitted, matching wall and base units, stainless steel sink and drainer unit, tiled floor, sash window to side and door to side, space and plumbing for washing machine and tumble dryer, radiator.

LOWER GROUND FLOOR

Hallway
Tiled floor, under stair storage space, electric storage heater.

Lower Ground Lounge
Front entrance door and sash window to front, radiator, television point, feature brick wall, aga.

Bedroom Five
Sash window to rear, built in single wardrobe, radiator, feature fireplace.

Lower Ground Kitchen
Matching wall and base units, stainless steel single drainer sink unit, space for fridge/freezer, space and plumbing for washing machine, tiled floor, door leading to small courtyard area with staircase to main garden.

Lower Ground Bathroom
Tiled floor, electric heater, low level WC, pedestal wash hand basin, bath with fitted electric shower over.

FIRST FLOOR

First Floor Landing
Staircase to second floor, radiator, boiler cupboard.



Bathroom
Bath with shower attachment, pedestal wash hand basin, original feature fireplace, tiled walls and floor, sash window to side, heated towel rail.

Cloakroom
Wash hand basin, low level WC, tiled floor.

Kitchen
Fitted in a range of matching wall and base units, tiled floor, inset one and a half bowl sink unit, space for range style cooker with extractor fan over, built in cupboard, integrated fridge freezer and dishwasher, original feature fireplace, sash window to rear, tiled floor.

Bedroom Two
Two sash windows to front, original feature fireplace, two radiators, original feature fireplace, storage cupboard.

SECOND FLOOR

Second Floor Landing
Two raised windows to rear, built in cupboards, radiator.

Bedroom One
Two sash windows to front, original feature fireplace, two radiators, built in cupbaord.

En Suite
Shower cubicle, pedestal wash hand basin, low level WC, tiled floor.

Bedroom Three
Original feature fireplace, sash window to rear, radiator, built in single wardrobe.

Bedroom Three
Original feature fireplace, sash window to side, radiator.

OUTSIDE

Rear Garden
Extensive rear garden being approximately 100ft, with bedding plants and shrubbery, shingled area plus paved patio area. Double gates to rear accessing parking from Underdown Road.

COUNCIL TAX BAND D
NB
At the time of advertising these are draft particulars awaiting approval of our sellers.

