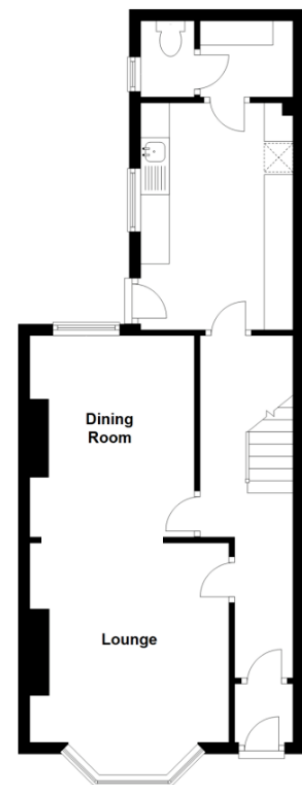


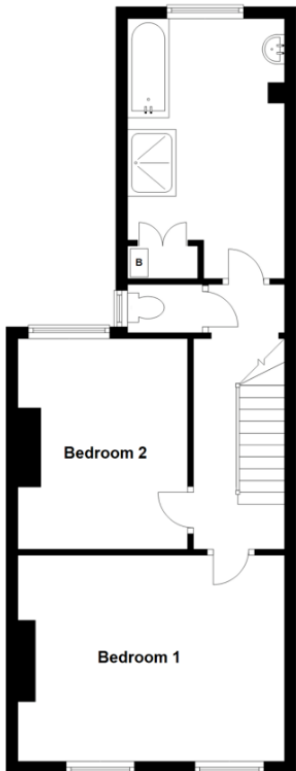


Kimber Estates

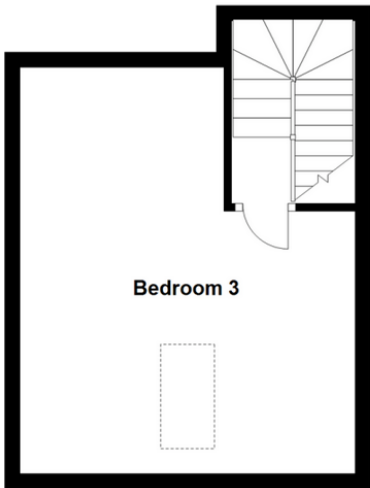
Split Level Ground Floor
Approx. 47.7 sq. metres (513.2 sq. feet)



Split Level First Floor
Approx. 46.7 sq. metres (502.8 sq. feet)



Split Level Second Floor
Approx. 24.8 sq. metres (266.8 sq. feet)



20 South Road, Herne Bay, Kent, CT6 5AR

£300,000 Freehold

Kimber Estates are proud to offer this lovely coastal home. The property benefits from many upgraded features including a modern fitted kitchen-diner with walk in larder, downstairs cloakroom, stunning bathroom with bath and separate cloakroom. The house is great living space downstairs with a light and airy lounge with dining room and the three bedrooms which are set over two floors are all doubles. Convenient for all local amenities, the town has a plethora of shops, tea rooms and restaurants and the beautiful beach with promenade and pier is just a short stroll away.



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Ground Floor

Entrance Porch

Double glazed front entrance door, feature glazed further door to entrance hall.

Entrance Hall

Staircase to first floor, radiator, under stairs storage area.

Lounge

13' 7" x 11' 7" (4.14m x 3.53m) Double glazed bay window to front, radiator, laminate flooring, open plan arrangement to:

Dining Room

11' 4" x 9' 7" (3.45m x 2.92m) Double glazed bay window to rear, laminate flooring, radiator.

Kitchen

13' 2" x 7' 10" (4.01m x 2.39m) Attractive fitted kitchen in shaker style units with complementary worktops and tiled effect splash backs, inset four gas burner hob with electric oven below, space and plumbing for washing machine, stainless steel single sink and drainer unit, radiator, double glazed window to side, double glazed door to side leading to the garden, walk in shelved larder cupboard.

Cloakroom

Double glazed window to side, low level WC.

First Floor

Landing

Split level landing, staircase to second floor.

Bathroom

14' 4" x 7' 9" (4.37m x 2.36m) Panelled bath with Victorian style mixer taps and hand held shower attachment, pedestal wash hand basin, walk in double shower stall with large sprinkler head, airing cupboard housing gas combination boiler, radiator, double glazed frosted window to rear.

Cloakroom

Low level WC, double glazed frosted window to side.

Bedroom One

15' 2" x 11' 4" (4.62m x 3.45m) Two double glazed windows to front, radiator.

Bedroom Three

11' 5" x 9' 6" (3.48m x 2.90m) Double glazed window to rear, radiator.

Second Floor

Second Floor Landing

Bedroom Two

15' 8" x 14' 4" (4.78m x 4.37m) Double glazed skylight window to front, radiator.

Outside

Rear Garden

Enclosed low maintenance courtyard style garden with well stocked flowering borders, outside tap, gate to side leading to pedestrian access.

Council Tax Band C

NB

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

