



Kimber Estates



53 Gordon Road, Heme Bay, Kent, CT6 5QX

Offers in Excess of £450,000 Freehold

This chalet style home is deceptively spacious - if you just take a look at the outside, you will be pleasantly surprised by the internal accommodation. Offering so much versatility, this residence could prove ideal for blended families, or elderly relatives that need a downstairs bedroom given that the two, sizeable rooms at the front could either be utilised as reception rooms or bedrooms. Points of particular note, include a wonderful, huge lounge-diner at the rear overlooking the garden and a wonderful, primary bedroom on the first floor that has a super, walk in dressing room and modern en-suite. The garden enjoys a sunny aspect and has the advantage of a large garage with a door from the garden, plus it has power and light. Heme Bay is a pretty, coastal town that boasts a beautiful sea front, bandstand, pier and promenade with many people finding it is the perfect place to retire. Neighbouring Whitstable town, famous for it's working harbour and oysters is just a few miles away plus the incredible Cathedral of Canterbury is 8 miles away and there are regular bus services to both locations.



Ground Floor

Entrance Hall

Front entrance door.

Bedroom/Reception Room

15' 0" x 13' 8" (4.57m x 4.17m) Double glazed bay window to front plus double glazed window to side, radiator, television point.

Reception Room/Bedroom

13' 0" x 14' 6" (3.96m x 4.42m) Double glazed window to front, radiator.

Study

9' 0" x 9' 11" (2.74m x 3.02m) Double glazed window to side, stair case to first floor.

Bathroom

Paneled bath with central mixer taps and hand held attachment plus mains fed shower, wash hand basin set in vanity unit, heated towel rail.

Cloakroom

Low level WC, pedestal wash hand basin, radiator, half tiled walls.

Kitchen

10' 11" x 10' 11" (3.33m x 3.33m) Range of fitted kitchen units, range style cooker, wall mounted combination and gas boiler, space and plumbing for washing machine, one and half bowl stainless steel sink and drainer unit with mixer taps, double glazed window to side, tiled flooring.

Conservatory

28' 8" x 13' 2" (8.74m x 4.01m) Double glazed all round, wood block flooring, multi fuel burner and stove, double glazed French doors to rear leading to the garden.

First Floor

Bedroom

21' 7" x 16' 6" into eaves (6.58m x 5.03m) Double glazed French doors to rear, radiator, fitted double wardrobe plus walk in wardrobe with hanging rail, shoe storage and drawer units.

Ensuite

Walk in double shower stall with mains fed shower, illuminated heated mirror, low level WC and wash hand basin set in vanity unit, heated towel rail, double glazed window to rear.

Outside

Rear Garden

Enclosed rear garden, laid to lawn, paved patio area with well stocked borders, external power, timber garden shed with power and light, door to garage, access to front.

Garage

Electric roller shutter door to front, power and light.

Front Garden

Extensive driveway providing off road parking, shared side driveway to garage.

Council Tax Band D

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			
		57	83
England, Scotland & Wales		EU Directive 2002/91/EC	