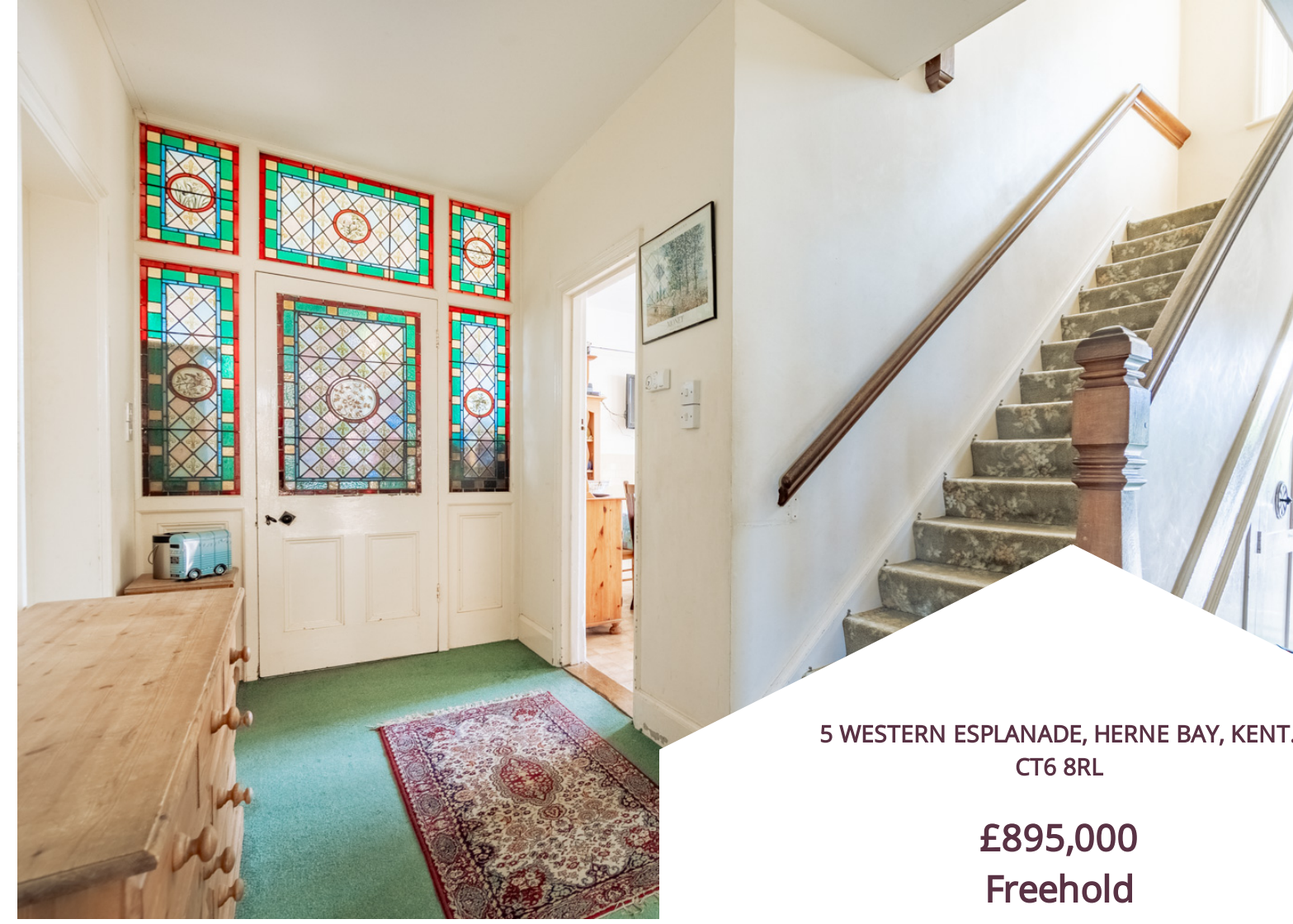


TOTAL APPROX. FLOOR AREA 2574 SQ.FT. (239.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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5 WESTERN ESPLANADE, HERNE BAY, KENT.
CT6 8RL

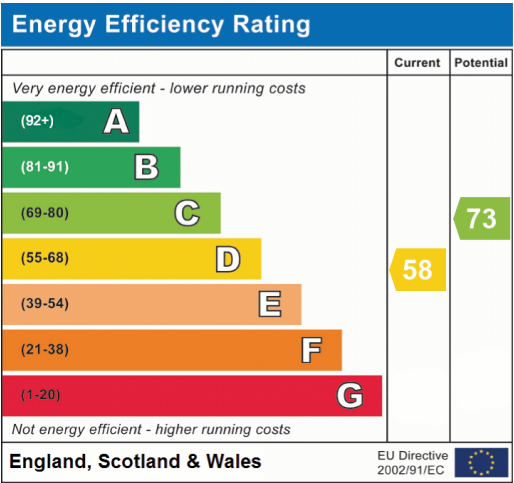
£895,000
Freehold

ABOUT THE PROPERTY

Enjoying a commanding position on one of Herne Bay’s most prestigious roads, this much-loved detached family home on Western Esplanade has been in the same family for 59 years. Elevated and set back from the road, the property offers breath-taking, uninterrupted views across the sea and along the coastline, combining timeless charm with a truly enviable location. Just a short stroll from Herne Bay town centre with a vibrant selection of shops, cafes, and restaurants, and excellent road connections and direct high-speed rail to London St Pancras, this home perfectly balances coastal living with everyday convenience. Inside, the spacious entrance hall sets the tone for the generous and characterful layout that follows. A large dual-aspect lounge takes full advantage of the natural light and spectacular sea views to the front, with garden views to the rear. The well-appointed kitchen flows into the dining room and a bright conservatory, creating a sociable hub ideal for family life or entertaining. A downstairs bedroom or office offers flexibility, complemented by a separate WC for added convenience. Upstairs, four well-proportioned bedrooms all feature built-in storage, while a spacious landing provides a peaceful spot for reading or relaxing. The family bathroom is thoughtfully designed with a four-piece suite including a double shower and separate bath. Outside, the south-facing rear garden offers a private, sun-soaked retreat, ideal for play or quiet moments. To the front, a manicured lawn, generous driveway, and double garage complete the picture. This is a rare opportunity to acquire a substantial and beautifully positioned coastal home in one of Herne Bay’s most desirable locations.

- FEATURES
- Stunning Seafront Location
 - Rarely Available, Detached Family Home with Direct Sea View
 - Four/Five Bedrooms All with Built in Storage

- Large Plot with South Facing Rear Garden
 - Plenty Of Off Road Parking and a Double Garage



GROUND FLOOR

Entrance Porch
Original entrance door to front, window to side, further original door with stain glass feature leads to:

Hallway
Staircase to first floor, under stair storage space, door to garden.

Cloakroom
Double glazed frosted window to rear, low level WC, wash hand basin.

Lounge-Diner
Double glazed bay window to front with sea views, double glazed bay window to rear, double glazed window to rear and side, porthole window to front, two radiators, two fireplaces, television point, door to rear garden.

Kitchen
Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splash backs above, space for oven with extractor above, stainless steel sink and drainer unit, space and plumbing for dishwasher, space for fridge/freezer, three double glazed windows to side and rear, double glazed frosted window to side leading to front.

Dining Room
Double glazed door to rear leading to conservatory, television point, built in cupboards.

Conservatory
Double glazed surround, space and plumbing for washing machine.

Bedroom Four/Study
Double glazed bay window to front with sea views, radiator, television point, two storage cupboards.

FIRST FLOOR

Landing
Double glazed window to rear, airing cupboard.

Bedroom One
Double glazed bay window to rear, porthole window to rear, double glazed window to side with sea views, radiator, television point, two storage cupboards.

Bedroom Two
Double glazed bay window to front with sea views, porthole window, radiator, television point, feature fireplace, storage cupboard.

Bedroom Three
Double glazed bay window to front with sea views, radiator, feature fireplace, two storage cupboards.

Bedroom Five
Double glazed window to rear, radiator, feature fireplace, storage cupboard.

Bathroom
Panelled bath unit, low level WC, wash hand basin, shower stall, double glazed frosted window to side.

OUTSIDE

Rear Garden
Mainly laid to lawn with a paved patio area, complemented by a variety of mature trees and shrubs.

Front Garden & Driveway
A well-maintained, slightly elevated lawn bordered by a charming low stone wall with red brick pillars, a central pathway, flanked by mature shrubs and neatly trimmed hedges. The driveway to the left offers ample off-street parking.

Double Garage
Detached garage with an upper-floor extension.

COUNCIL TAX BAND G
N.B At the time of advertising these draft particulars are awaiting approval from our sellers.

