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87 STATION ROAD, HERNE BAY, KENT. CT6 5QQ

Offers in Excess of
 £675,000
 Freehold

Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

ABOUT THE PROPERTY

One of Herne Bay's most elegant examples of Victorian architecture boasting opulent period features, wonderfully large living spaces and fantastic sized bedrooms. Occupying a generous plot, this semi-detached Victorian home has been lovingly updated throughout its many years of ownership by the current vendors and offers an amazing home for a large family needing plenty of space, or perhaps for somebody who enjoys the wonders and practicality of a traditional Victorian home. You'll be greeted instantly by the character with the hallway and staircase. The ground floor level comprises a large lounge which opens to an equally spacious dining room with French doors to the beautifully tendered rear garden. The kitchen is found on the lower ground level of the property boasting plenty of light and space for all the family to gather. The first floor of the property offers two double bedrooms, a single bedrooms and separate shower room. The stunning balustrade staircase continues upwards and leads to the second floor comprising of a further two double bedrooms, again with large windows providing an abundance of light. There are several large storage cupboards and spaces throughout the property, most notably on the second floor landing. The rear garden enjoys a westerly aspect and comprises a large lawn with outdoors patio spaces providing an ideal entertaining space to enjoy in the summertime. To the front there is a block paved driveway with plenty off-road parking and garage which has been converted into living space. An internal viewing is essential to appreciate the sheer beauty of this exceptional home.

FEATURES

- Five Bedroom Victorian Home
- Ample Parking And Garage/Office Space
- Walking Distance to Herne Bay Station, Bus Routes and Sea Front
- Abundance Of Period Features Throughout
- Beautifully Tendered West Facing Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Entrance Porch

Front entrance door, window to side.

Entrance Hall

Two windows to side, Balustrade stair case to first floor, Amtico flooring, stained glass window.

Lounge

14' 4" x 14' 0" (4.37m x 4.27m) Bay window to front with stained glass detail, feature Victorian style open fireplace, radiator, doors to:

Dining Room

12' 6" x 12' 2" (3.81m x 3.71m) Feature fireplace, double glazed doors to rear leading to the garden.

Kitchen/Breakfast Room

26' 7" x 9' 10" (8.10m x 3.00m) Matching wall and base units with complementary work surfaces, one and a half bowl sink, four gas burner hob, double oven, integral microwave, integral dishwasher, terracotta tiled flooring, two double glazed windows to side, door to side, doors to rear leading to the garden, cupboard under stairs.

First Floor

Landing

Stair case to second floor.

Bedroom

14' 4" x 13' 9" (4.37m x 4.19m) Bay window to front with stained glass detail, radiator, cupboard.

Bedroom

12' 6" x 12' 4" (3.81m x 3.76m) Double glazed window to rear, radiator, feature fireplace.

Shower Room

5' 5" x 8' 5" (1.65m x 2.57m) Double glazed frosted window to rear, pedestal wash hand basin, low level WC, double shower, heated towel rail, tiled flooring.

Bedroom

8' 9" x 6' 5" (2.67m x 1.96m) Window to front and side, radiator.

Second Floor

Landing

8' 0" x 7' 11" (2.44m x 2.41m) Window to side, radiator in decorative cover.

Bedroom

14' 6" x 14' 0" (4.42m x 4.27m) Double glazed window to front leading to balcony, wash hand basin set in vanity unit.

Bedroom

12' 11" x 12' 8" (3.94m x 3.86m) Double glazed window to rear, radiator, ornate fireplace, cupboard.

Bathroom

8' 3" x 7' 11" (2.51m x 2.41m) Panelled bath with shower, over, pedestal wash hand basin, low level WC, ornate fireplace, double glazed frosted window to rear, partially tiled walls.

Outside

Rear Garden

Enclosed rear garden mainly laid to lawn, mature trees and shrubs, flowering borders, greenhouse, outside tap, shed, patio area.

Home Office/Studio

16' 6" x 9' 6" (5.03m x 2.90m) Power and light, double glazed window to front, double doors to front.

Summer House

9' 10" x 13' 1" (3.00m x 3.99m)

Front Garden

Open plan frontage, period style tiled pathway leading to front door, mature shrubs.

Driveway

Paved driveway providing off road parking for several vehicles.

Council Tax Band E

NB

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

