



# Kimber Estates

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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70 Western Esplanade, Herne Bay, Kent, CT6 8DL

£650,000 Freehold

A unique opportunity to secure a detached property occupying a prime location directly opposite the sea with incredible coastal views. Being offered with vacant possession, there are endless opportunities to create a luxurious sea front property, undertake a loft conversion or simply to update the existing property which is in need of modernization. With no chain ahead, we would urge serious buyers to make a hasty enquiry.



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## Ground Floor

### Entrance Porch

Front entrance door, double glazed window to front and side, door to:

### Entrance Hall

Radiator, loft hatch.

### Dining Room /Sitting Room

11' 0" x 15' 1" (3.35m x 4.60m) Double glazed bay window to front with direct sea views, radiator, feature glass window to side, gas fire fireplace.

### Bedroom One

12' 6" x 10' 2" (3.81m x 3.10m) Double glazed window to side and rear, radiator.

### Bedroom Two

9' 6" x 13' 0" (2.90m x 3.96m) Double glazed window to front with direct sea views and side, double glazed window to side, radiator.

### Bathroom

Double shower, panelled bath with shower attachment, wash hand basin set in vanity unit, low level WC, radiator, tiled walls and tiled flooring, double glazed frosted window to rear.

### Lounge

10' 9" x 17' 9" (3.28m x 5.41m) Double glazed window to side, double glazed doors to rear, two radiators, fireplace.

### Kitchen

9' 5" x 8' 6" (2.87m x 2.59m) Matching wall and base units, tiled splash backs, stainless steel one and a half bowl sink and drainer unit, four gas burner hob with extractor canopy over, double oven, tiled flooring, double glazed window to rear, opening to:

### Utility Porch

9' 7" x 4' 1" (2.92m x 1.24m) Double glazed window to side, double glazed door to side leading to the garden, space and plumbing for washing machine, combination gas boiler.

## Outside

### Front Garden

Mainly laid to lawn, mature shrubs, flowering borders, direct sea views.

### Rear Garden

Mainly laid to lawn, mature trees and shrubs, two garden sheds, distant sea views.

### Driveway & Garage

Detached garage with doors to front. Driveway with space for one vehicle.

### 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			
		53	76
England, Scotland & Wales		EU Directive 2002/91/EC	