



46 Sandown Drive, Herne Bay, Kent, CT6 8QJ

Offers in Excess of £325,000 Freehold

This attractive, double fronted detached residence is located in the coastal town of Herne Bay which is a delightful, seaside town, well known for lovely beaches, panoramic coastline with colourful beach huts and an array of boutique shops and restaurants. The property itself is brought to the market on a chain-free basis with vacant possession and offers nicely set out ground floor living space with a fitted kitchen, two reception rooms, a downstairs shower room plus the advantage of a further upstairs bedroom with en-suite shower room. There is a really delightful, sunny rear garden plus plenty of parking via a side driveway.

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GROUND FLOOR

Entrance Hallway

Double glazed entrance door to front, radiator.

Bedroom One

Double glazed bay window to front, radiator, integrated wardrobes.

Bedroom Two

Double glazed bay window to front, radiator.

Dining Room

Double glazed window to side, double doors leading to the garden, staircase to first floor.

Shower Room

Shower stall, wash hand basin, low level WC, double glazed frosted window.

Kitchen

Fitted kitchen comprising range of matching wall and base units with complementary work surface and tiled splash backs above, stainless steel sink and drainer unit, eye level oven and microwave, space and plumbing for washing machine and dishwasher, space for fridge/freezer, upright radiator, double glazed doors to lounge, double glazed door leading to side porch.

Lounge

Double glazed surround, double glazed doors to the garden, radiator.

Side Porch

Double glazed window to side, double glazed door to rear, space for tumble dryer.

FIRST FLOOR

Bedroom One

Double glazed window to rear, eaves storage, large storage space, door leading to:

En Suite

Shower stall, wash hand basin, low level WC.

OUTSIDE

Rear Garden

Mainly laid to lawn with paved patio areas, decked seating area, garden shed, storage unit.

Driveway

Space for two cars.

COUNCIL TAX BAND C

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			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	