



Kimber Estates



27 Alma Road, Herne Bay, Kent, CT6 6JJ

£325,000 Freehold

This charming family home sits in a highly regarded and sought after location just one road away from Heme Bay Downs offering spectacular coastal views and a short stroll to the beach. Internally, the property has three double bedrooms, the two to the front and back being very large and the third a small double. There is potential to put a W/C upstairs in the hallway as the bathroom and therefore plumbing is directly beneath. Downstairs you enter into porch, with light and airy lounge with feature fireplace and bow bay window, moving towards the rear of the property there is dining room, family bathroom, and large kitchen with ample storage space, work surface and room for a dining table. There is a conservatory to the back leading to the pretty rear garden enjoying a sunny aspect plus off road parking for several vehicles to the front. The home is perfectly positioned for access to all that Heme Bay and Beltinge has to offer, with shops, schools, transport links and of course beautiful seafront all being in close proximity. The home is to be offered for immediate occupation and is being offered on a CHAIN FREE basis.



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Ground Floor

Entrance Porch

Double glazed front entrance door, double glazed windows to front and side.

Entrance Hall

Lounge

10' 8" x 10' 9" (3.25m x 3.28m) Double glazed bay window to front, feature fireplace, radiator, window to side.

Dining Area

10' 8" x 8' 8" (3.25m x 2.64m) Double glazed window to rear, radiator.

Kitchen/Breakfast Room

13' 9" x 10' 9" (4.19m x 3.28m) Matching wall and base units, tiled splash backs, one and a half bowl sink and drainer unit, space for range style cooker, extractor hood, space for slimline dishwasher, space for washing machine, space for fridge freezer, wall mounted gas boiler, radiator, double glazed window to rear, double glazed patio door leading to the conservatory.

Conservatory

10' 2" x 5' 5" (3.10m x 1.65m) Double glazed window to side and rear, double glazed french door leading to the garden, radiator.

Bathroom

9' 2" x 4' 5" (2.79m x 1.35m) Panelled bath with shower over, low level WC, wash hand basin set in vanity unit, heated towel rail, two double glazed windows to side.

First Floor

Landing

Window to side, storage cupboard, loft hatch.

Bedroom One

10' 9" x 10' 8" (3.28m x 3.25m) Double glazed window to front, radiator.

Bedroom Two

8' 4" x 8' 4" (2.54m x 2.54m) Double glazed window to rear, radiator.

Bedroom Three

13' 8" x 11' 1" (4.17m x 3.38m) Double glazed window to rear, radiator.

Outside

Rear Garden

Mainly laid to lawn, decking area, workshop, side access.

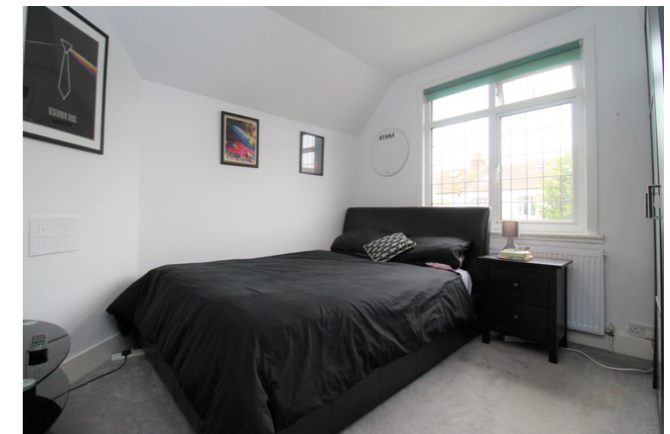
Front Garden

Driveway providing off road parking for several vehicles.

Council Tax Band B

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		
(69-80)	C		
(55-68)	D		78
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	