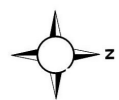
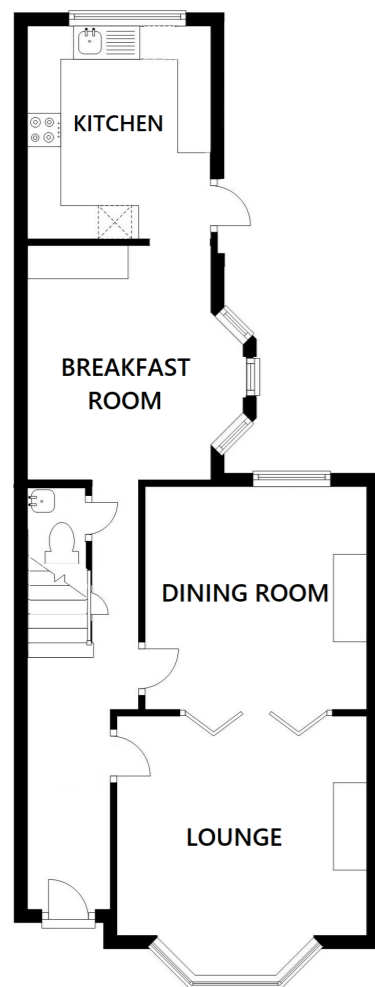




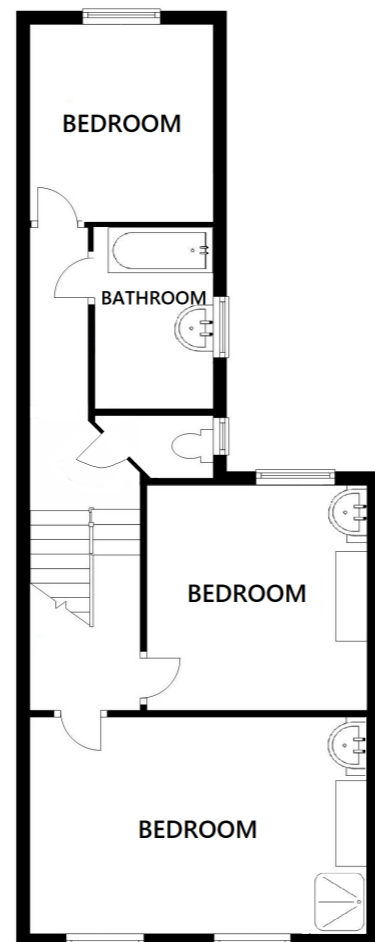
Kimber Estates



GROUND FLOOR



FIRST FLOOR



60 Stanley Road, Herne Bay, Kent, CT6 5SJ

£345,000 Freehold

This beautiful, period property has elegant, ground floor living space with plenty of natural light. Accommodation comprises reception hall with downstairs cloakroom, lounge with connecting dining room, a lovely breakfast room with attractive fitted kitchen beyond. To the first floor, the split level landing gives access to three good size bedrooms, the primary bedroom having a really handy fitted shower cubicle plus the main bathroom with separate cloakroom. There is a pretty, low maintenance rear garden with a superb, timber garden store. The house is ideally placed for Herne Bay's delightful sea front and promenade with far reaching coastal views, town centre with an array of tea rooms and lovely shops plus there is a regular rail link into London St Pancras.



Ground Floor

Entrance Hall

Front entrance door, stair case to first floor, radiator, under stairs storage cupboard.

Cloakroom

Low level WC, wash hand basin.

Lounge

13' 6" into bay x 12' 6" (4.11m x 3.81m) Double glazed bay window to front, television point, radiator, double doors to:

Dining Room

11' 0" x 10' 10" (3.35m x 3.30m) Double glazed window to rear, radiator, Victorian style cast iron fireplace.

Breakfast Room

10' 3" x 8' 9" (3.12m x 2.67m) Double glazed bay window to side, two fitted dresser style units, radiator.

Kitchen

10' 5" x 9' 0" (3.17m x 2.74m) Fitted matching wall and base units, ceramic sink unit with mixer tap, brick tiled splash backs, space for cooker with extractor canopy, wall mounted gas boiler, double glazed window to rear, double glazed door to side.

First Floor

First Floor Landing

Split level, loft access.

Bedroom One

16' 1" x 11' 0" (4.90m x 3.35m) Two double glazed windows to front, ceramic wash hand basin set in vanity unit, fitted double shower with electric shower.

Bedroom Two

11' 0" x 10' 11" (3.35m x 3.33m) Double glazed window to rear, ceramic wash hand basin set in vanity unit, radiator, built in cupboard.

Bedroom Three

10' 6" x 9' 1" (3.20m x 2.77m) Double glazed window to rear, radiator.

Bathroom

Panelled bath with shower over, radiator, double glazed frosted window to side, airing cupboard housing factory lagged hot water tank.

Separate WC

Low level WC, corner wash hand basin, double glazed window to side.

Outside

Rear Garden

Laid to lawn, well stocked flower borders, patio area, outside tap, large timber shed with power and light.

Front Garden

Area of enclosed frontage.

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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	