



Kimber Estates



Ground Floor



First Floor



41 Sea View Road, Herne Bay, Kent, CT6 6JB

£435,000 Freehold

Located in 'Sea View Road', which is arguably one of the most desirable locations in Herne Bay, this spacious three/four bedroom detached chalet bungalow is within walking distance to the sea. Beltinge Village and the beach are close by, alongside excellent bus services into coastal Herne Bay town centre, Whitstable and The Cathedral City of Canterbury. The light and airy accommodation comprises kitchen, lounge, two/three good sized bedrooms and a family bathroom downstairs. To the first floor, a conversion has created a large bedroom. Standing on a good sized plot which offers plenty of scope, the rear garden is mainly laid to lawn, plenty of parking and garage to the side completes the picture. Being offered with no onward chain, a viewing comes highly recommended.



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Entrance Hallway

Front entrance door, staircase to first floor, built in storage cupboard, radiator.

Lounge

14' 0" x 17' 0" (4.27m x 5.18m) Double glazed window to front, two double glazed windows to side, fireplace, radiator.

Bedroom One

13' 9" x 11' 9" (4.19m x 3.58m) Double glazed window to front, radiator.

Bedroom Two/Dining Room

12' 2" x 10' 6" (3.71m x 3.20m) Double glazed sliding doors to rear leading to the garden, radiator.

Bedroom Three

7' 9" x 11' 7" (2.36m x 3.53m) Double glazed window to side, built in cupboard, radiator.

Shower Room

8' 9" x 6' 0" (2.67m x 1.83m) Shower cubicle, pedestal wash hand basin, heated towel rail, airing cupboard, housing hot water tank, partially tiled walls, double glazed frosted window to rear.

Cloakroom

Low level WC, double glazed frosted window to rear.

Kitchen

9' 4" x 13' 9" (2.84m x 4.19m) Matching Wall and base units, tiled splash backs, one and a half bowl sink and drainer unit, integral dishwasher, four gas burner hob, double oven, space for washing machine, double glazed window to rear, door to side leading to rear garden, radiator.

First Floor

Landing

Eaves cupboard, gas housing boiler.

Bedroom Four

12' 2" x 14' 5" (3.71m x 4.39m) Double glazed window to side, storage into eaves, radiator.

Outside

Rear Garden

Mainly laid to lawn, paved patio, mature trees and shrubs, side access, gate to side leading to driveway.

Detached Garage

Up and over door to front, door to side, attached summerhouse with doors to side leading to garden.

Front Garden

Open plan frontage, driveway providing off road parking for several vehicles, laid to lawn.

Council Tax Band E

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	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	82