



## Kimber Estates



GROSS INTERNAL AREA  
FLOOR 1 320 sq.ft. FLOOR 2 318 sq.ft.  
TOTAL : 639 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



53 Cormorant Way, Herne Bay, Kent, CT6 6HG

£285,000 Freehold

A beautifully presented home and is located in the most pleasant Castle Chase development being within strolling distance of Beltinge shops, Reculver school and the most wonderful clifftop walks overlooking the beach. Being offered with vacant possession this two bedroomed terraced house offers well planned accommodation throughout, having a fitted kitchen, lounge/diner and cloakroom downstairs with two bedrooms and bathroom upstairs. There is a good size rear garden with access to a garage to the rear of the property. A viewing comes highly recommended to appreciate both the size and location of this property.

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## GROUND FLOOR

### Entrance Hallway

Entrance door front, radiator, stair case to first floor, under stair storage cupboard.

### Cloakroom

Double glazed frosted window, low level WC, wash hand basin, radiator.

### Kitchen

Modern fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splash backs above, four burner electric hob with oven below and extractor fan over, stainless steel sink and drainer unit, space and plumbing for washing machine, space for fridge/freezer.

### Lounge-Diner

Double glazed doors to rear leading to rear garden, two radiators, television point.

## FIRST FLOOR

### Landing

### Bedroom One

Double glazed window to rear, radiator, integrated wardrobes.

### Bedroom Two

Double glazed window to front, radiator, built in cupboard.

### Bathroom

Paneled bath unit with shower over, pedestal wash hand basin, low level WC.

## OUTSIDE

### Rear Garden

Mainly laid to lawn with mature shrubs and flowering borders, paved patio areas and shingled area, fenced surround, access to garage.

### Garage

Up and over door to front, power and light, access into the garden.

### Driveway

Parking in front of the garage for two vehicles.

## COUNCIL TAX BAND C

NB

At the time of advertising these are draft particulars.

