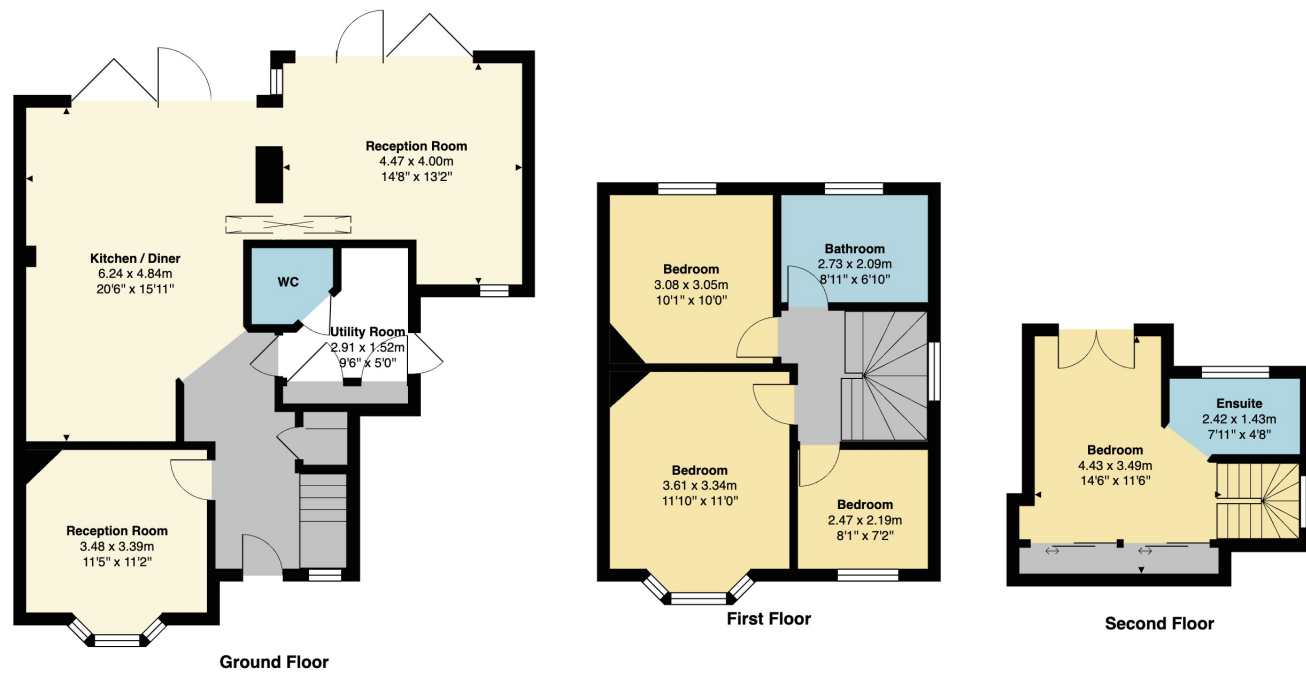




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Total Area: 133.5 m² ... 1437 ft²
 All measurements are approximate and for display purposes only



15 SELSEA AVENUE, HERNE BAY. CT6 8SB

£470,000
 Freehold

Herne Bay - 106, High Street, Herne Bay, CT6 5LE - 01227 389 998 - hernebay@kimberestates.co.uk

ABOUT THE PROPERTY

Kimber Estates would urge serious buyers to watch our video tour to fully appreciate this exquisite residence. This beautifully presented and immaculately maintained house has a striking interior, extensively remodelled and refurbished with unique and tasteful decor throughout. The house has bright and spacious ground floor living space with a host of appealing features that include a stunning kitchen/family room to the rear which has been thoughtfully planned and very genuinely has to be viewed to be appreciated as there are simply too many features to mention. There are four bedrooms set over two floors, a stylish family bathroom with the primary bedroom on the second floor being pretty incomparable as it is flooded with natural light coming through the floor to ceiling bi-fold doors and a state of the art walk-in shower room. Externally, the house enjoys a pretty garden complete with timber garden room and paved, secluded patio area to the side plus ample parking via a front driveway. Located in a really lovely road, pretty much every amenity anyone could need is on the doorstep including Herne Bay's glorious beach front with colourful huts.

FEATURES

- Close Proximity to Schools, Bus Routes and Local Shops
- Strolling Distance To The Beach
- Highly Desirable Location
- Remarkable Family Home
- Sensational Interior
- **** Video Tour ****

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Reception Hall

Front entrance door, decorative tiled flooring, feature glazed window, upright radiator, stair case to first floor with storage beneath.

Sitting Room

11' 5" x 11' 2" (3.48m x 3.40m) Double glazed bay window to front, exposed floorboards, column radiator.

Utility Room

9' 6" x 5' 0" (2.90m x 1.52m) Space and plumbing for washing machine, combination boiler, double glazed door to side, built in double cupboard.

Cloakroom

Low level WC, corner wash hand basin, upright column radiator.

Kitchen/Diner/Family Room

Kitchen/Diner 20' 6" x 15' 11" (6.25m x 4.85m) Comprehensive range of modern fitted units with marble worktops, central island with ceramic hob with large extractor canopy over, two integral eye level ovens, inset fridge freezer and dishwasher, marble worktop with blended sink unit and drainer, integral wine cooler, attractive tiled floor with under floor heating, large concealed carousel unit, upright column radiator, rotating television console feature-way.

Family Room 14' 8" x 13' 2" (4.47m x 4.01m)

Wall to wall aluminium bi-fold doors, electric remote control roller blinds, attractive tiled floor with underfloor electric heating, multi fuel burning stove with fitted chimney, double glazed window to front, upright column radiator.

First Floor

Landing

Double glazed window to side, stair case to second floor.

Bedroom Two

11' 10" x 11' 0" (3.61m x 3.35m) Double glazed bay window to front, column radiator, exposed floorboards, open feature fireplace.

Bedroom Three

10' 1" x 10' 0" (3.07m x 3.05m) Double glazed bay window to rear, column radiator, exposed floorboards, open feature fireplace.

Bedroom Four

8' 1" x 7' 2" (2.46m x 2.18m) Double glazed window to front, radiator, exposed floorboards.

Bathroom

8' 11" x 6' 10" (2.72m x 2.08m) Modern suite comprising of roll top bath with shower attachment, low level WC, wash hand basin set in vanity unit, walk in shower, partially tiled walls, double glazed frosted window to rear.

Second Floor

Primary Bedroom

14' 6" x 11' 6" (4.42m x 3.51m) Double glazed window to side with remote control electric blinds, fitted wardrobes with smoked glass sliding doors, double glazed bi-fold aluminium doors to rear, column radiator, opening to:

En-Suite Shower Room

7' 11" x 4' 8" (2.41m x 1.42m) Double glazed aluminium window to rear with remote control roller blinds, tiled flooring with under floor heating, low level WC, suspended wash hand basin, walk in double shower with power shower, heated towel rail.

Outside

Rear Garden

Corner wrap around garden enjoying a sunny aspect with raised composite decking. Timber workshop on concrete base with power and light. External lighting, power and water tap, shingled patio with well stocked timber borders, cushioned sofas.

Paved patio area to side with six person hot tub (available under separate negotiation), gate to front.

Front Garden

Attractive frontage with driveway providing off road parking, access to rear.

Council Tax Band C

NB

At the time of advertising these are draft particulars awaiting approval of our sellers.

