



16 Kings Road, HERNE BAY, CT6 5DA

£399,995 Freehold

This stunning, Victorian residence is located in a popular coastal location close to the town centre which is brimming with tea rooms, lovely restaurants and lots of quintessential shops. Herne Bay has a stunning sea front with an elegant promenade, pier and sensational coastal walks. This particular house has been updated to a high standard and boasts an incredible fitted kitchen with eating area, light and airy lounge-diner whilst to the first floor are three good size bedrooms and a stunning fitted bathroom plus further, contemporary shower room. The rear garden is a delight and is a good size for a house of this age and has been thoughtfully and lovingly designed with a gorgeous seating area to the rear. With rooms of elegant proportions, the house does need just a little finishing off with some minor decorating to the first floor but all the expensive refurbishments have been completed. Ideally placed for all amenities, there are excellent road links into neighbouring Whitstable town plus a High Speed Rail link into London St Pancras.

## Ground Floor

### Entrance Hall

Front entrance door and staircase to first floor.

### Lounge

16' 0" x 11' 11" (4.88m x 3.63m) Feature fireplace with timber mantel housing log burning stove. Bay window to front, radiator, column radiator and television point, opening to:

### Dining Area

10' 10" x 9' 9" (3.30m x 2.97m) Window to rear, fireplace recess, radiator.

### Kitchen/Breakfast Room

Walk through the dining area of the kitchen with ample space for table and chairs, the kitchen has a comprehensive range of newly fitted units with complimentary quartz worktops and upturns, inset sink with feature tap, space and plumbing for washing machine plus integrated dishwasher. Range style cooker with large extractor canopy over, double glazed window to side plus double glazed French doors to rear leading to the garden. Deep set storage cupboard and upright column radiator. Under floor heating.

## First Floor

### Landing

### Bedroom One

15' 3" x 12' 2" (4.65m x 3.71m) Two double glazed windows to front, feature chimney hearth with exposed brickwork, column radiator. (This bedroom is going to be completely plastered shortly)

### Bedroom Two

10' 10" x 9' 9" (3.30m x 2.97m) Double glazed window to rear, feature fireplace, column radiator.

### Bedroom Three

9' 7" x 9' 3" (2.92m x 2.82m) Double glazed window to rear, column radiator.

### Shower Room

Stunning shower room brand new suite comprising suspended wash hand basin, low level WC and corner shower stall with fitted shower. Double glazed frosted window to side, attractive tiled walls. Heated towel rail and tiled floor with underfloor heating.

## Bathroom

Incredible newly fitted suite in white comprising free standing bath with shower attachment, separate fully tiled shower cubicle and low level WC. Attractive, herringbone design tiling to the walls, double glazed window to side plus tiled floor with underfloor heating. Partially tiled real marble walls. Frosted window to side. Tiled flooring. Extractor

## Outside

### Rear Garden

Lovely garden with a side brick wall, lovingly tended lawn and a host of shrubs. To the rear of the garden is a pleasant area with pergola, designed for entertaining or dining. Outside water tap and exterior lighting.

### Front Garden

Extensive driveway providing off road parking for at least two vehicles.

### Council Tax 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	85
England, Scotland & Wales		EU Directive 2002/91/EC	