

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

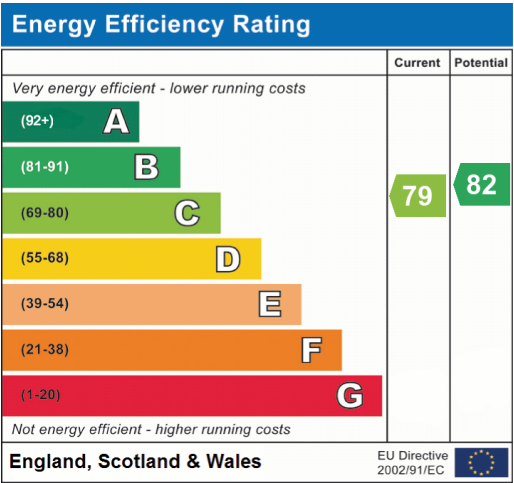
SUNRISE LISMORE ROAD, HERNE BAY,
KENT. CT6 6PN

£695,000
Freehold

ABOUT THE PROPERTY

'Sunrise' is a stunning four bedroom detached house in highly sought after exclusive road, right in the heart of Beltinge village on top of gently sloping cliffs, directly on the Viking Coastal Trail offering breath taking views of the sea, across to Herne Bay pier and the remains of the Roman fort Reculver Towers. The property boasts a thoughtfully designed layout, with a spacious lounge that flows seamlessly into the separate dining room, creating the perfect space for both relaxing and entertaining. The kitchen-breakfast room, beyond, offers a bright and welcoming hub for everyday living. Practicality is key, with the utility room providing additional storage, and a study room/office offering a versatile space for work or leisure. A conveniently located cloakroom on the ground floor ensures comfort for both residents and guests. Upstairs, a spacious galleried landing leads to four generously sized double bedrooms. The master suite enjoys the added luxury of an en-suite shower room, while a second study provides further flexibility. A beautifully appointed four-piece family bathroom serves the remaining bedrooms, ensuring convenience for the whole family. Externally, the property features a well-maintained rear garden, predominantly laid to lawn with a lovely patio area, surrounded by established flowers and shrubs. The front of the house is equally impressive, with a large 'in and out' block-paved driveway providing ample off-road parking, which leads to a double detached garage. Properties in this highly desirable location rarely come to market, so don't miss the opportunity to view this outstanding home. Please contact Kimber Estates, the exclusive sole agents, to arrange your viewing appointment.

- FEATURES**
- Four Bedroom Detached Family Home
 - No Through Private Road
 - Off Road Parking for Several Vehicles
- Large Hallway with Three Reception Rooms
 - Beltinge Village, Close To The Cliffs
 - Solar Panels



GROUND FLOOR

Porch
Entrance door to front, further door leading to:

Reception Hallway
Staircase to first floor, under stair storage cupboard, radiator.

Cloakroom
Double glazed Porthole to side, wash hand basin set in vanity, low level WC.

Study One
Two double glazed windows to front and side, radiator.

Sitting Room
Double glazed bay window to front, two double glazed Porthole windows with leaded light insets, radiator, gas fire within the marble fireplace, television point, air conditioning unit, double doors into Dining Room.

Dining Room / Family Room
Double glazed sliding doors to rear, radiator, air conditioning unit.

Kitchen- Breakfast Room
Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over, four burner induction hob with extractor fan over, stainless steel sink and drainer unit with water softener, integrated eye level oven and grill, integrated fridge, space for freezer and dishwasher, double glazed window to side and rear, radiator.

Utility Room
Range of matching wall and base units with complementary work surfaces over, space for washing machine and tumble dryer, cupboard housing boiler, double glazed windows to side and rear, door to rear garden.

FIRST FLOOR

Galleried Landing
Double glazed window to front, radiator, airing cupboard housing hot water tank, loft hatch (partially boarded with easy access ladder and light).

Bedroom One
Double glazed bay window to front, two radiators, built in walk in wardrobe, air conditioning unit.

En Suite
Double glazed frosted window to side, double shower, wash hand basin, low level WC, heated towel rail, fully tiled walls, bidget.



Bedroom Two
Double glazed window to rear, radiator, built in wardrobes, air conditioning unit, wash hand basin.

Bedroom Three
Double glazed window to rear, radiator.

Bedroom Four
Two double glazed windows to front and side, radiator, built in wardrobes.

Bathroom
Double glazed frosted window to rear, spa bath, large corner shower, wash hand basin, low level WC, heated towel rail, fully tiled walls.

Study Two
Double glazed Velux window, radiator, eaves storage.

OUTSIDE

Rear Garden
Mainly laid to lawn with mature shrubs and flowering borders, established trees, fenced surround, garden shed, access to front, outside tap, electric point and lighting.

Front Garden & Driveway
In and out block paved driveway, lawned areas with trees and bushes, area of wood chip with planters, outside tap, electric point and lighting.

Detached Garage
Electric up and over door to front, power and light, window to rear, side door to garden.

COUNCIL TAX BAND F
NB At the time of advertising, these are draft particulars awaiting approval from our sellers.

