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43 WILLIAM STREET, HERNE BAY, KENT. CT6 5NR

£535,000  
Freehold



## ABOUT THE PROPERTY

Rarely available offering plenty of features this Grade II listed town house offers elegant proportioned rooms, on the ground floor the accommodation includes an impressive recently fitted kitchen and open plan dining room as well as a utility room, two double bedrooms and shower room in the basement. On the split level to the first floor is a wet room, another double bedroom and impressive living room complete with log burner. On the second floor is a lovely master bedroom complete with its own en-suite bathroom. Outside is a beautifully presented low maintenance rear garden with large useful shed. Located in central Herne Bay with it's impressive promenade and bandstand, this spectacular, period home is also within strolling distance of the town's boutique restaurants, shops, rail links to London, memorial park and all amenities arrange an internal viewing to appreciate both the size and condition.

## FEATURES

- Four Bedroom Town House
- Open Plan Fitted Kitchen/Diner
- Impressive Living Room with Log Burner
- En Suite Bathroom to Main Bedroom
- Grade 2b Listed Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## GROUND FLOOR

### Entrance Hallway

Attractive reception hall with front entrance door, oak flooring, radiator

### Dining Room

16' 5" x 13' 0" (5.00m x 3.96m) Single glazed floor to ceiling window to front, feature open fireplace, radiator, oak flooring.

### Kitchen

11' 2" x 10' 8" (3.40m x 3.25m) Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over, stainless steel single mixer tap, sash window to rear, electric oven and hob with extractor canopy over, integrated dish washer, space for fridge freezer, radiator, tiled flooring.

### Utility Room

Single glazed window to rear, space for washing machine, tiled flooring.

## FIRST FLOOR

### Landing

Single glazed window to rear, carpet.

### Lounge

16' 9" x 12' 10" (5.11m x 3.91m) Two sash windows to front, two radiators, carpet, log burner.

### Wetroom

Single glazed window to rear, pedestal wash hand basin, low level WC, tiled flooring with drainage.

### Bedroom Two

11' 9" x 10' 6" (3.58m x 3.20m) Single glazed window to rear, carpet, radiator.

### Bedroom One

17' 2" x 16' 1" (5.23m x 4.90m) Two sash windows to front, feature fireplace, radiator, carpet.

### En Suite

Sash window to rear, double shower, panelled bath, low level WC, panelled bath unit, two heaters, tiled flooring, boiler cupboard.

## BASEMENT

### Hallway

Radiator, carpet, fully tanker de-humidifier.

### Shower Room

Tiled flooring, heater, pedestal wash hand basin, low level WC, shower cubicle.

### Bedroom Four

12' 8" x 11' 11" (3.86m x 3.63m) Single glazed window to front, built in storage cupboard, carpet, radiator.

### Bedroom Three

12' 8" x 10' 3" (3.86m x 3.12m) Single glazed window to rear, radiator, carpet.

## OUTSIDE

### Rear Garden

Enclosed rear garden, partly paved area, mainly shingled, outside shed, mature trees and shrubs.

## COUNCIL TAX BAND D

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

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