



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

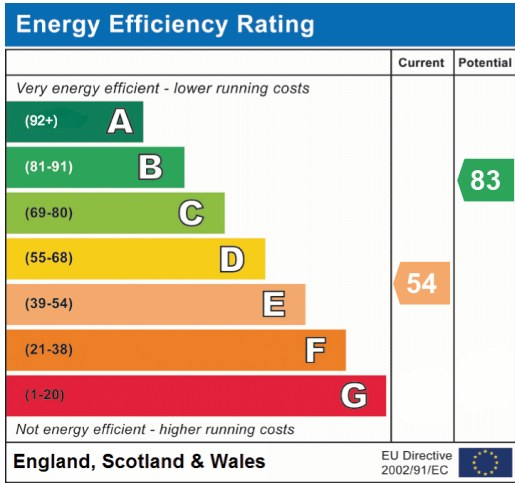
21 GORDON ROAD HERNE BAY, KENT. CT6 5QX

£420,000
Freehold

ABOUT THE PROPERTY

This charming four-bedroom end-of-terrace Victorian house is ideally situated in the heart of coastal Herne Bay, offering the perfect combination of comfort and convenience. The property is within easy walking distance to the vibrant High Street, the picturesque seafront, a wide range of local amenities, and the mainline train station, making it an excellent location for both family living and commuting. The ground floor features a cozy sitting room an ideal space for relaxing. The separate dining room is currently used as a study, providing a flexible space to suit modern living needs. The kitchen is generously sized, with plenty of room for a dining table and chairs, ideal for family gatherings or casual dining. Adjacent to the kitchen, there is a practical utility area, and a family bathroom completes the downstairs accommodation. Upstairs, the property boasts four well-sized bedrooms, offering plenty of space for family members or guests. The modern shower room is also located on this floor, providing a fresh and functional space. The layout of the upstairs is perfect for family living, with plenty of natural light filling each room. Outside, the property benefits from a good-sized rear garden and to the front, there is off-street parking with space for several vehicles, a rare and valuable feature in this central location. This home offers a wonderful blend of period charm, modern convenience, and a sought-after location, making it an ideal choice for a family looking to settle in Herne Bay.

- FEATURES**
- Four Bedrooms Victorian House in Central Herne Bay
 - Off Street Parking and Good Size Rear Garden
 - Modern Decor
 - Downstairs Bathroom and Upstairs Shower Room
 - Utility Room



GROUND FLOOR

Entrance Hallway
Entrance, radiator in decorative cover, stairs leading to first floor, wood effect laminate flooring.

Lounge
16' 5" x 11' 1" (5.00m x 3.38m)
Double glazed square bay window to front, radiator, feature gas fireplace, brick wall feature, television point, telephone point.

Study/Dining Room
11' 11" x 8' 5" (3.63m x 2.57m)
Double glazed window to rear, radiator.

Kitchen
13' 6" x 10' 5" (4.11m x 3.18m)
Double glazed window to side, radiator, fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splash backs behind, inset stainless steel single drainer with mixer tap over, integrated fan assisted electric oven with inset four burner gas hob over and extractor canopy above, space and plumbing for full height fridge/freezer and dishwasher, large storage cupboard, vinyl flooring, door leading onto:

Utility Room
Space and plumbing for washing machine, space for full height fridge/freezer, wall mounted gas boiler.

Bathroom
Modern bathroom suite comprising panelled bath unit with taps over, low level WC, pedestal wash hand basin, radiator, part tiled walls, wall mounted extractor fan, window to rear, tiled flooring.

FIRST FLOOR

Split Level Landing
Two separate loft hatches providing access to loft space beyond, radiator.

Bedroom One
14' 9" x 13' (4.50m x 3.96m)
Two sash windows to front, original door leading to Balcony, radiator.



Bedroom Two
12' x 8' 3" (3.66m x 2.51m)
Double glazed window to rear, radiator.

Bedroom Three
10' 5" x 9' 3" (3.18m x 2.82m)
Double glazed window to rear, radiator.

Bedroom Four
7' 2" x 6' 11" (2.18m x 2.11m)
Double glazed window to side, radiator.

Shower Room
Modern fitted shower room comprising corner shower cubicle with mains fed rain head shower and side attachment, vanity cabinet with surface mounted wash hand basin and mixer tap over with tiled splash back behind, low level WC, heated towel rail, double glazed frosted window to side, ceiling mounted extractor fan, recessed halogen down lighting, tiled flooring.

OUTSIDE

Rear Garden
70' x 26' (21.34m x 7.92m)
Mainly laid to lawn with flowering planters and mature shrubs, paved patio seating area, outside light, outside tap, two free standing timber sheds, side access to front, fenced surround.

Front Garden & Driveway
Paved pathway to front door, off street parking for several vehicles.

COUNCIL TAX BAND C

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

