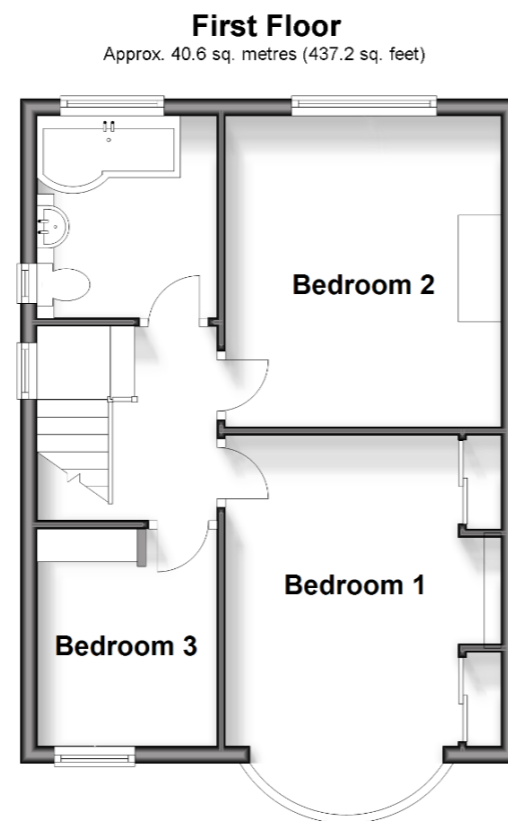
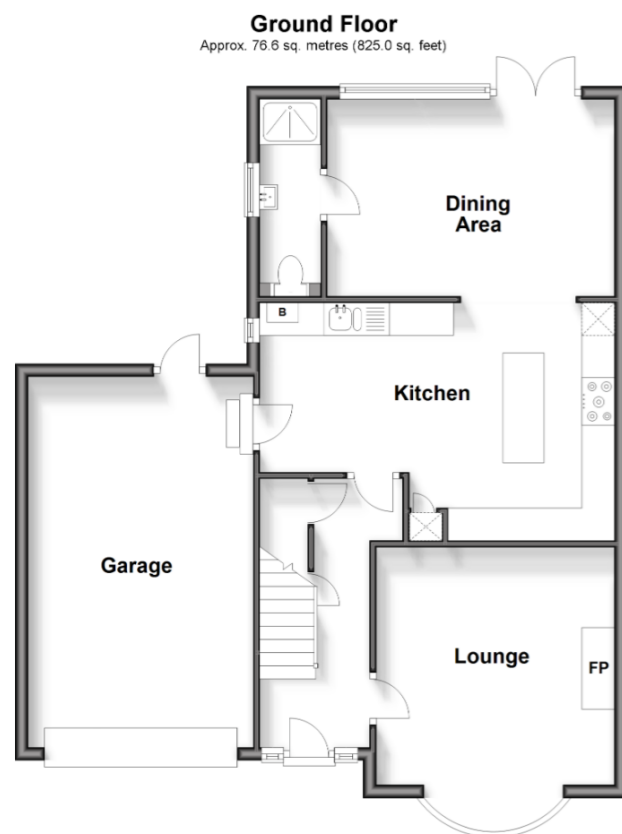




# Kimber Estates



15 Bognor Drive, HERNE BAY, Kent, CT6 8QP

£435,000 Freehold

Situated in central Herne Bay, this three-bedroom detached house offers a fantastic central location. Conveniently close to local shops, the seafront, the train station, and Herne Bay Memorial Park, it provides easy access to a range of amenities and recreational facilities. Internally this house offers plenty of living accommodation having been extended by the current owners creating, a lounge to the front, kitchen with island leading to a dining room and downstairs shower room making this a perfect entertaining house. Upstairs there are three bedrooms and family bathroom all in immaculate condition throughout. The garage to the side is attached to the property and is larger than average and must be seen to appreciate. The rear garden is well tendered offering plenty of sun all day round.



**Ground Floor**

**Entrance Hallway**

Front entrance door, stair case to first floor, under stairs storage cupboard, radiator

**Lounge**

14' 1" x 12' 6" (4.29m x 3.81m) Double glazed bay window to front, feature fireplace, radiator.

**Kitchen**

17' 8" x 12' 2" (5.38m x 3.71m). Modern fitted kitchen comprising of matching wall and base units with complementary work surfaces over, central island, ceramic sink and drainer unit, five gas burner hob with extractor fan over, fitted oven and microwave, integral fridge freezer, space for washing machine, space for dishwasher, radiator, cupboard housing boiler, double glazed door to garage, opening to:

**Dining Area**

14' 6" x 10' 5" (4.42m x 3.17m). Double glazed window and door to rear leading to the garden, radiator, door to:

**Shower Room**

Shower stall, low level WC, wash hand basin set in vanity unit, partially tiled walls, double glazed frosted window to side.

**First Floor**

**Landing**

Double glazed frosted window to side.

**Bathroom**

P shaped bath with shower over, wash hand basin set in vanity unit, low level WC, radiator, partially tiled walls, double glazed frosted window to rear and side.

**Bedroom One**

14' 5" x 10' 6" (4.39m x 3.20m). Double glazed bay window to front, radiator, two fitted wardrobes.

**Bedroom Two**

12' 1" x 10' 9" (3.68m x 3.28m). Double glazed window to rear, radiator.

**Bedroom Three**

8' 6" x 7' 8" (2.59m x 2.34m). Double glazed window to front, radiator.

**Outside**

**Front Garden**

Open plan frontage, driveway providing off road parking.

**Rear Garden**

Patio area, laid to lawn, shed, established flowers and shrubs, side access.

**Garage**

Up and over door to front, door to rear leading to the garden.

**Council Tax Band D**

**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	62	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	