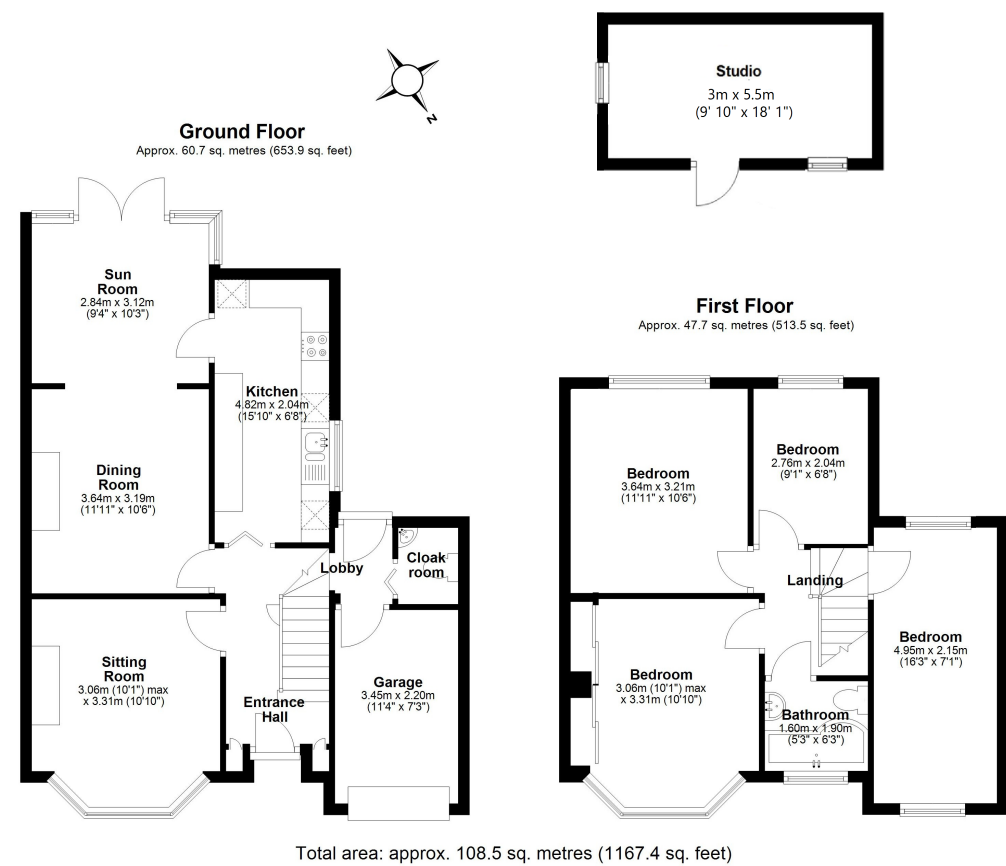




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49 CARLTON HILL, HERNE BAY, KENT. CT6 8HW

£410,000
Freehold

ABOUT THE PROPERTY

If you are looking for a spacious family home close to the beach, this beautiful detached 1930's home is an ideal purchase for you. Located just a short stroll from Herne Bay seafront, this area is popular for its proximity to schools, mainline train station, bus routes and a number of local amenities. Downstairs the entrance hall gives access to the cloakroom and garage on one side, a large light bay fronted lounge to other. There is also two further reception rooms and a modern kitchen to the rear of the property. Upstairs offers four good size bedrooms and a family bathroom. The rear garden is great for entertaining guests as it is mostly laid to lawn with patio seating areas plus there's a large timber studio the current owners use a bar. Presented in immaculate order throughout and no home improvements needed, we encourage any serious purchasers to book a visit.

FEATURES

- Four Bedroom Semi Detached House with Integral Garage
- Poplar Hampton Location Close to Hampton School
- Close to Herne Bay Seafront and Amenties
- Off Street Parking
- Pretty Rear Garden with Timber Studio (Used Currently as a Bar)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

Entrance Hallway

Front entrance door, radiator, staircase to first floor, under stair storage cupboard with gas meter, built in cupboards either side of front door housing electric meters and downlights.

Sitting Room

Double glazed bay window to front, radiator, downlights, television point.

Inner Lobby

Double glazed door leading to garden, tiled flooring, downlights, access to garage.

Cloakroom

Corner wash hand basin, low level WC, downlights, wall mounted gas combination boiler, water softener.

Kitchen

Modern fitted kitchen in a range of white units with complementary wood work surfaces, inset one and half bowl sink and drainer unit, space and plumbing for washing machine, dishwasher and fridge/freezer, four burner gas hob with contemporary extractor fan over and electric oven, radiator, downlights.

Dining Room

Radiator, laminate flooring, opening to:

Sun Room

Double glazed windows and door leading to rear garden, television point, door leading to kitchen.

FIRST FLOOR

Split Level Landing

Loft hatch to boarded space with ladder attachment.

Bedroom One

Double glazed bay window to front, radiator, range of fitted wardrobes, ariel point, ceiling fan, downlights, carpet.

Bedroom Two

Double glazed window to rear, radiator, laminate flooring.

Bedroom Three

Double glazed window to front, radiator, laminate flooring.

Bedroom Four

Two double glazed windows to front and rear, radiator, downlights, newly fitted carpets.

Bathroom

Panelled bath unit, low level WC, wash hand basin, double glazed frosted window to front.

OUTSIDE

Rear Garden

Mainly laid to lawn with mature shrubs and flowering borders, paved patio areas, large timber studio (used by the current owners as bar).

Driveway

With space for two to three vehicles.

Integral Garage

Up and over door to front, power and light, door into property.

COUNCIL TAX BAND C

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

