



Kimber Estates



35 Gordon Road, Heme Bay, Kent, CT6 5QX

£360,000 Freehold

Herne Bay is the quintessential British seaside resort. It has everything from the shingle on the beach to the colourful beach huts all topped of with a selection of fish and chip shops. With a backdrop of grand Victorian architecture and a pier to boot, this is the perfect place to prop up the deck chair and pop on your knotted hanker chief. This charming Victorian home has balanced modern conveniences with original features and offers nicely set out accommodation with three reception rooms one of which the current owners use as a bedroom and a recently fitted modern kitchen. Upstairs offers three double bedrooms, a shower room and a bathroom. The house is within strolling distance of the town centre with it's array of boutique restaurants and tea rooms and the railway station with High Speed train to London St Pancras. Please call Kimber Estates now to book your internal visit!



Heme Bay is the quintessential British seaside resort.

Ground Floor

Entrance Hall

Front Entrance door, stair case to first floor, exposed wooden flooring, under stairs storage.

Lounge

Window to front, feature fireplace with exposed brickwork, radiator, television point.

Study

Double glazed window to rear, radiator.

Dining Room/Breakfast Room

Double glazed window to side, radiator, built in cupboard, housing gas combination boiler.

Kitchen

Newly fitted kitchen in tasteful units with complimentary wood effect worktops with upturns, stainless steel double drainer sink unit with mixer tap, inset NEFF induction hob with extractor canopy, eye level combination NEFF double oven and grill, fitted seventy/thirty fridge/freezer, integral dishwasher, integral washing machine, double glazed window to rear and side, door to side leading to garden, radiator.

First Floor

First Floor Landing

Split level landing, loft hatch, built in storage cupboard with light, radiator.

Bedroom One

Window to front, original leaded light decorative window to front, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Shower Room

Low level WC, wash hand basin, set in vanity unit, heated towel rail, corner shower stall fully tiled with fitted electric shower, double glazed frosted window to side.

Bathroom

Panelled bath with mixer taps and shower attachment, wash hand basin set in vanity unit, low level WC, tiled floor, heated towel rail, partially tiled walls with mosaic feature, double glazed frosted window.

Bedroom Two

Double glazed window to rear, radiator.

Outside

Side Area

Outside tap, paved patio area.

Rear Garden

Patio area, fence surround, AstroTurf, flower boarders, timber garden shed.

Front Garden

Paved frontage.

Parking

Gordon Road has no parking restrictions and is not residents do not require a permit to park.

Council Tax Band C

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	73	
(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	