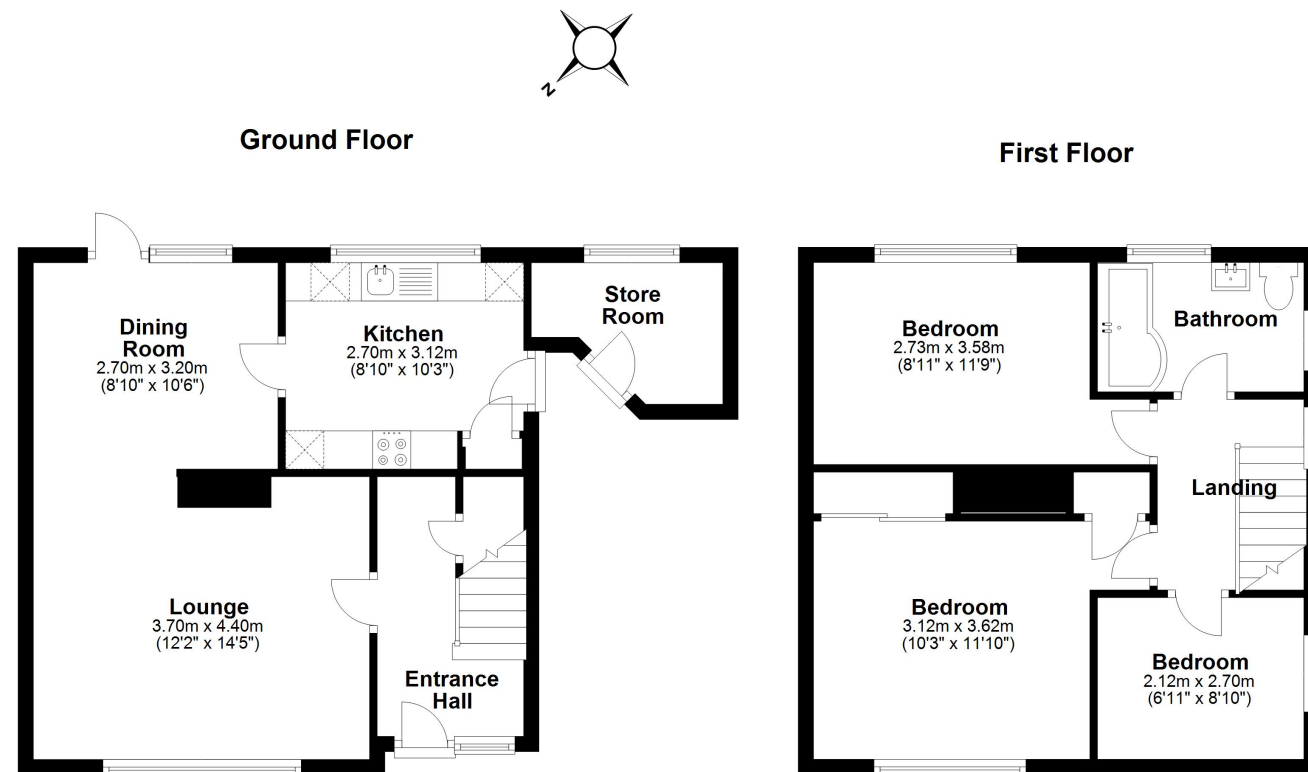




Kimber Estates



4 Sussex Close, Herne Bay



4 Sussex Close, Herne Bay, Kent, CT6 8DX

£325,000 Freehold

Positioned in a quiet cul-de-sac location at the Hampton end of Herne Bay, this well proportioned three-bedroom semi-detached house is in a popular residential location. The layout internally offers three bedrooms upstairs and a family bathroom with downstairs leading to a large lounge to the front, with a separate dining room and kitchen to the rear, with an out building used currently for storage and extra kitchen appliances. The rear garden offers plenty of space being mainly laid to lawn and with side access. An internal viewing comes highly recommended to appreciate both the size and location.



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GROUND FLOOR

Entrance Hallway

Double glazed entrance door to front, double glazed window to side, staircase to first floor, under stair storage cupboard, radiator.

Lounge

Double glazed window to front, radiator, television point.

Dining Room

Double glazed window and door to rear leading to garden, radiator.

Kitchen

Modern fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splash backs above, stainless steel sink and drainer unit, four burner gas hob with extractor fan over, integrated eye level oven and grill, space and plumbing for washing machine, storage cupboard, double glazed window to rear, double glazed door leading to garden.

Store Room

Double glazed window to rear.

FIRST FLOOR

Landing

Double glazed window to side, radiator, loft hatch.

Bedroom One

Double glazed window to front, radiator, built in wardrobes with sliding doors.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to side, radiator.

Bathroom

White bathroom suite with p-shaped paneled bath unit, wash hand basin, low level WC, double frosted windows to side and rear.

OUTSIDE

Rear Garden

Mainly laid to lawn with mature shrubs and flowers borders, trees, garden shed, access to front, fenced surround.

Front Garden

Large frontage laid to lawn.

COUNCIL TAX BAND C

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			
(92-100)	A		87
(81-91)	B		
(69-80)	C		72
(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	