



41 William Street, Herne Bay
£500,000

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BEAUTIFUL GRADE II LISTED REGENCY FAMILY HOME IN THE HEART OF HERNE BAY... Miles and Barr are delighted to present to the market this well-presented four double bedroom town house style home in the heart of the town, namely William Street.

Internally the accommodation is set over four floors, with two well proportioned bedrooms and a shower room to the lower ground floor, open plan kitchen dinner to the upper ground floor with modern fitted kitchen offering ample work surface and storage space, overlooking the attractive courtyard gardens and dining room looking out to the streetscape. Moving up is a toilet and shower wet room which is convenient, with the first floor having bedroom to the rear, which is currently used as an office space with full width lounge to the front with beautiful floor to ceiling sash windows that maximise the light brought into the room, with individual ornate Italianate iron balconettes from both windows. The top floor is the master suite with large bedroom with lovely westerly views of the sunset skies and modern four-piece en-suite bathroom completing the internal accommodation.

Externally the home has a courtyard garden which is ideal as a low maintenance entertaining space, with an outbuilding and a private alley that leads out to Underdown Road to the rear which is where the bins are taken out. The home is ideal for families, and due to the size and lay out of the property, similar style homes have used the lower level as a holiday let which would be ideal with it's central location giving walking access to the seafront, shops, bars, restaurants and the mainline train station.





Basement Level

Bedroom Two

11' 10" x 11' 0" (3.60m x 3.36m)

Bedroom Three

12' 11" x 10' 10" (3.94m x 3.29m)

Bathroom

6' 3" x 3' 8" (1.91m x 1.12m)

First Floor

Lounge

16' 10" x 12' 10" (5.14m x 3.90m)

Kitchen/Diner

11' 0" x 11' 7" (3.35m x 3.52m)

Bedroom Four

13' 3" x 12' 7" (4.04m x 3.83m)

Bathroom

9' 3" x 6' 0" (2.81m x 1.82m)

Second Floor

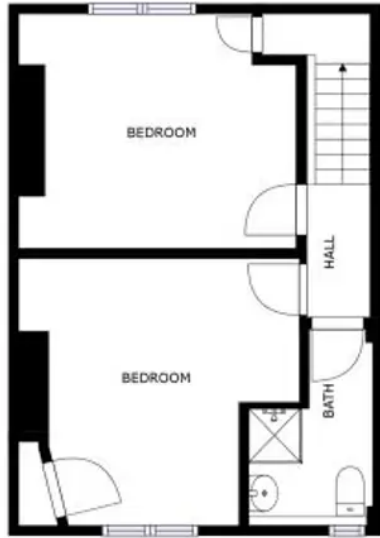
Bedroom One

17' 1" x 16' 3" (5.20m x 4.95m)

En-Suite

9' 10" x 11' 7" (2.99m x 3.53m)





FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

GROSS INTERNAL AREA
FLOOR 1: 402 sq. ft, FLOOR 2: 446 sq. ft
FLOOR 3: 452 sq. ft, FLOOR 4: 432 sq. ft
TOTAL: 1732 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](https://www.milesandbarr.co.uk/referral-fee-disclosure)