



Thomas
jackson
ESTATE AGENTS



78 Mickleburgh Hill

Herne Bay, CT6 6EF

- Open Day 27/1/24 pre booked appts only
- Super Location
- Sea Views
- Three Reception Rooms

Offers In Excess Of £285,000

EPC Rating '62'





Property Description

THE PROPERTY

OPEN DAY SATURDAY 27/01/24 pre booked appointments only *Calling all budding D.I.Y enthusiasts and buildings looking for a project* We are delighted to offer this substantial, semi detached family home set on an elevated plot in the coastal town of Herne Bay. Now requiring full renovation and redecoration throughout, the property may not be a suitable proposition for a first time buyer or those seeking high proportion finance. The property enjoys far reaching sea views over the isle of Sheppey as well as rooftop views over the rooftops and Herne Bay town, there will be amazing sunsets to the front elevation. There are plenty of facilities close by as well as public transport links. Th property does require a programme of modernisation throughout and is now offered chain free. The property has gas central heating as well as double glazing and comprises currently of entrance porch, entrance hallway, sitting room, dining room, study, kitchen, conservatory and shower room WC on the ground floor. The first floor has a spacious landing, three double bedrooms as



well as a large family bathroom. The rear garden is in a natural condition and will also require work. To the front the property a wider than average plot with parking and access to the garage.

ENTRANCE PORCH

French doors, tiled flooring, single glazed windows, glazed door to:-

ENTRANCE HALLWAY

8' 02" x 7' 10" (2.49m x 2.39m) Coved ceiling, radiator, laminate flooring, stairs to first floor, doors to:-



SITTING ROOM

16' 10" x 11' 07" (5.13m x 3.53m) Coved ceiling, two radiators, double glazed bow window to the front with sea views.

DINING ROOM

19' 10" x 11' 09" (6.05m x 3.58m) Coved ceiling, radiator, timber fire surround, door to under stairs storage, double glazed sliding patio doors to:-

CONSERVATORY

10' 05" x 6' 04" (3.18m x 1.93m) Double glazed panels and double glazed door, two wall light points.



STUDY OR GROUND FLOOR BEDROOM

13' 11" x 8' 01" (4.24m x 2.46m) Coved ceiling, radiator, sliding double glazed door to the front with sea views, double glazed window to the side, interconnecting door to the sitting room.

KITCHEN

13' 00" x 7' 09" (3.96m x 2.36m) Measurements include a range of fitted base units with space for washing machine, space for under counted fridge and freezer, worksurface over inset with a sink and taps, double glazed window, door to garden tiled splashbacks, matching wall cabinets, electric oven and inset gas hob, wall mounted gas boiler, door to:-

SHOWER ROOM

Low level WC, pedestal wash basin, shower enclosure, double glazed window, radiator, built in cupboard.

STAIRS TO

LANDING

Access to the loft, doors to:-



BEDROOM ONE

17' 05" x 12' 07" (5.31m x 3.84m) Picture rail, double glazed window with lovely sea views, radiator, door to eaves cupboard.



BEDROOM TWO

13' 0" x 9' 02" (3.96m x 2.79m) Double glazed window, radiator.

BEDROOM THREE

10' 09" x 10' 01" (3.28m x 3.07m) Measurement to rear of built in wardrobe, coved ceiling, radiator, double glazed window.

FAMILY BATHROOM

8' 06" x 6' 04" (2.59m x 1.93m) Comprising panel bath with mixer shower tap over, pedestal wash basin and low level WC, two double glazed windows, tiled splash backs, radiator.



REAR GARDEN

A good sized rear garden, currently in a natural condition requiring clearing.

FRONT GARDEN

A wider than average frontage, currently laid to lawn, plenty of off road parking, access to the garage, front patio area.

PARKING AND GARAGE

A long driveway providing access to the garage. The garage will require repair.



MEASUREMENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.



AGENTS NOTES

The property is offered chain free, offers are invited in excess of £285,000. Viewings to be held on 27th January 2024 with pre booked appointments only. Our Vendor reserves the right to refuse any offers, the property is sold as seen.

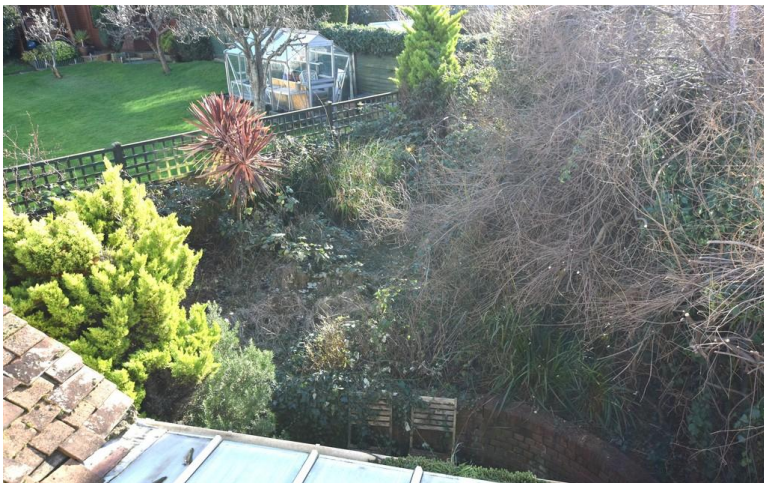
COUNCIL TAX

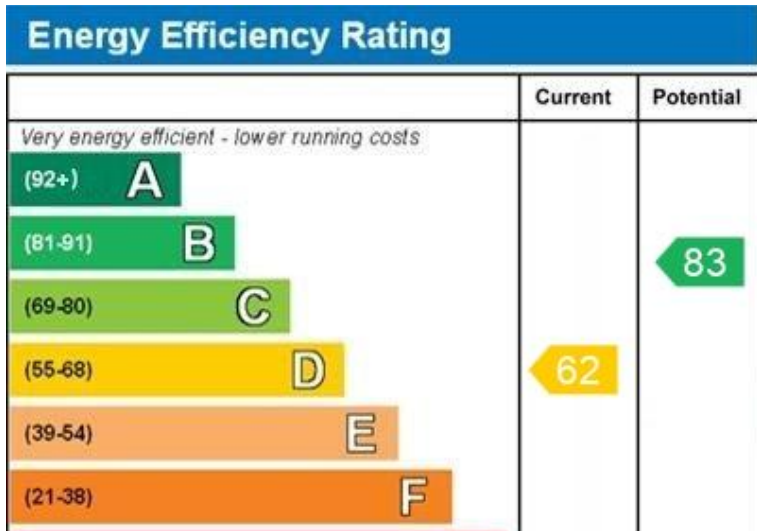
Council Tax Band D
Council Tax Cost (£PA) £2,097.60
Canterbury City Council



ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

