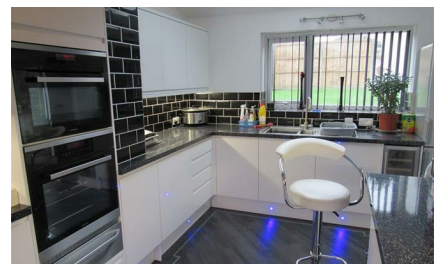
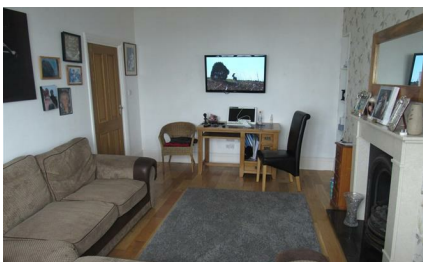




### 11 Western Esplanade, Herne Bay, Kent, CT6 8RL



Modernised and spacious semi-detached marine residence offering extensive sea and coastline views. 4 bedrooms over the First and Second floors all with Ensuite Bathrooms. Front balcony to First Floor. Luxury fitted Kitchen, gas central heating and double glazing. Conveniently located for town centre. No forward chain - Book your viewing now! ALSO AVAILABLE TO RENT ....



**£780,000 Freehold**



### Ground Floor

#### Enclosed Entrance Porch

6'3 x 5'2 (1.91m x 1.57m)

Double glazed front door and window.

#### Entrance Hall

19'8 max x 7'6 max (5.99m max x 2.29m max)

Radiator. Power points. Cupboard under stairs.

#### Laundry Room/W.C.

Low level W.C. suite. Vanity washbasin. Storage cupboard with boiler for central heating and hot water. 240 L Megaflow tank. Tiling. Worktop with recess for washing machine and tumble dryer. Power points.

#### Lounge

18'3 into double glazed bow window x 12'5 (5.56m into double glazed bow window x 3.78m)

Radiator. Power points. T.V. point. Sea views. Feature fireplace with coal effect gas fire. Recess with shelving.

#### Dining Room

14'7 x 12'5 max width (4.45m x 3.78m max width)

Feature fireplace with coal effect gas fire. Radiator. Power points.

#### Open plan Kitchen/Breakfast Room off Dining Room

16' max depth x 18'5 max width (4.88m max depth x 5.61m max width)

Extensive range of base units, worktops and wall cupboards all with soft close doors. Ceramic hob. Electric double oven with plate warmer. Tiled walls. Double glazed window. Additional base unit with worktop and cupboards over with soft close doors and soft close drawers. One & half bowl stainless steel sink unit. Integrated wine rack. Integrated dishwasher (brand new) Kick space lighting. Recess for fridge. T.V. point. Power points. Radiator. Double glazed patio door to rear garden. Unit underlighting. Integrated fridge and integrated freezer. Velux window.

### First Floor

#### Back Bedroom

13'3 x 10'7 at widest point (4.04m x 3.23m at widest point)

Radiator. Power points. T.V. point.

#### Ensuite Bathroom/W.C.

6'3 x 5'10 (1.91m x 1.78m)

Panelled bath with mixer taps, shower attachment and screen. Vanity washbasin incorporating concealed cistern W.C. Tiled floor. Heated towel rail. Tiled walls. Mirror.

#### Back Bedroom

13' max depth x 9'8 (3.96m max depth x 2.95m)

Radiator. Power points.

#### Ensuite Shower/W.C.

4'8 x 5'2 (1.42m x 1.57m)

Corner shower cubicle. Low level W.C. suite. Heated towel rail. Vanity washbasin. Tiled floor and walls.

#### Stairs off First Floor landing to Second Floor

20' x 14' max reducing to 9'8 (6.10m x 4.27m max reducing to 2.95m)

'L' shaped room with sloping ceiling. 4 velux windows. 2 radiators. Power points. Sea views. Eaves cupboards.



### **Ensuite W.C./Shower**

Velux window. Heated towel rail. Tiled floor.

### **Landing**

French doors to Front balcony. Radiator. Power point.

### **Front Bedroom**

13' 10 into double glazed bow window x 12' 5 at wide (4.22m into double glazed bow window x 3.78m at wide)  
Extensive sea and coastal views. Radiator. Power points.

### **Ensuite Bathroom/W.C.**

5' 9 x 6' (1.75m x 1.83m)

Panelled bath with mixer taps. Vanity washbasin. Low level W.C. suite. Heated towel rail. Tiled floor.

## **OUTSIDE**

### **Rear Garden**

Elevated rear garden mainly in lawn.

### **Front Garden**

Elevated and paved.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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