Hampton Pier Avenue, Herne Bay
5 Hampton Pier Avenue
Herne Bay
Kent
CT6 8EW

Description

Ground Floor

- Sun Room
  21'0 x 10'3
  (6.40m x 3.12m)
- Hall
- Lounge/Diner
  25'9 x 14'7
  (7.85m x 4.45m)
- Kitchen
  17'11 x 10'0
  (5.46m x 3.05m)
- Bedroom/Study
  10'11 x 9'2
  (3.33m x 2.79m)
- En-Suite Wet Room

First Floor

- Landing
- Bedroom
  14'4 x 10'0
  (4.37m x 3.05m)
  Plus built-in wardrobes
- Bedroom
  10'6 x 9'11
  (3.20m x 3.02m)

External

- Front Garden/Driveway
- Rear Garden

Bedroom
9'7 x 7'2
(2.92m x 2.18m)
Plus built-in wardrobes
Location

Hampton is to the west end of Herne Bay and is a prime location offering stunning sea views and clifftop walks. There is also a popular public house called the ‘Hampton Inn’. Herne Bay is a popular coastal town benefitting from a range of local amenities including retail outlets and educational facilities. There is also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool and cinema. The mainline railway station offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). This area also offers excellent access to the A299 which gives access to the A2/M2 motorway network. The picturesque town of Whitstable enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The city of Canterbury with its cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The city also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

Property

This attractively positioned four bedroom detached property with stunning uninterrupted sea views across Hampton Bay and is situated on a large raised plot. The ground floor comprises a large lounge/diner which has patio doors leading out to the garden, a kitchen/diner with storage space and panoramic garden window. The fourth bedroom is also found on the ground floor and has an en-suite wet room. To the front of the property is a large sun room which takes advantage of the stunning panoramic sea views as well as being West facing to maximise the summer sunsets. On the first floor there are three further bedrooms including the master bedroom which benefits from having beautiful West facing sea views over the bay. There is also a family bathroom which is fitted with a three piece suite. The loft is fitted with a ladder providing access. Externally the rear garden is arranged over two levels, there is ample off street parking both to the front and side of the property.
TOTAL APPROX. FLOOR AREA 1453 SQ.FT. (135.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MFLA with MFLA (02001706)

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