

HARVEY RICHARDS & WEST ESTATE AGENTS



Western Esplanade, Herne Bay, CT6

Stunning four bedroom detached beach front property which has been refurbished and extended to the highest of standards throughout. This beautiful home benefits from off street parking and far-reaching sea views.

£950,000



Harvey Richards & West Sales Ltd for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



Western Esplanade, Herne Bay

Location

The seaside town of Herne Bay is located on the picturesque North Kent coast, 60 miles from central London and 8 miles north of the historical city of Canterbury. This fantastic traditional seaside town has much to see and do, with a bustling pier and an array of traditional amusement arcades. The town itself has a thriving high street, with an abundance of independent retailers, cafes and boutiques as well as a fantastic range of leisure facilities including a cinema, swimming pool and sailing club which provides a fantastic range of water sports. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Herne Bay to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.

Harvey Richards & West are delighted to offer for sale 'Heavenly View' a stunning detached family home located on Western Esplanade, perfectly positioned right on Herne Bay Sea front. This beautiful four bedroom property is arranged over two floors & has been lovingly extended and refurbished by the current owners to the highest of standards creating the most magnificent spacious beach front home.

Set back from the road behind a good size driveway this beautiful property is approached via a covered deck which provides a wonderful spot to sit and take in the far-reaching sea views. Once through the lobby you enter in to a spacious entrance hall which has a useful storage cupboard providing plenty of room for shoes and coats.

The entire property has undergone a full programme of refurbishment internally and externally with no expense spared to create a warm and inviting home. Designed with a predominantly open plan ground floor layout this light, bright and airy home has a wonderful flow to it but still manages to retain a cosy feel. To the rear of the property the extended kitchen diner has a stunning timber clad vaulted ceiling with a beautiful lantern sky light and full width bi-folding doors overlooking the pretty garden filling the room with light. A large island units acts as a perfect focal point effortlessly connecting the spaces together and also creating a great breakfast bar for the family to gather around. The kitchen is fitted with top of the range modern base units and contrasting wall units as well as integrated appliances. The dining area is a fantastic size, perfect for entertaining all the family round a large dining table. The main sitting room is tucked away nicely and focuses around a beautiful bespoke stone fireplace. The entire ground floor has beautiful solid wood flooring running throughout and an abundance of period features.

Beyond the kitchen is a handy utility room which houses the washing machine and tumble-dryer as well as a very useful downstairs W/C. There is also a ground floor bedroom on this level which the current owners have been using as a snug/home office. Again, this is another beautiful room with a large bay window, a stunning feature fireplace and direct sea views.

A flight of stairs leads to the first-floor landing which is extremely bright and airy with a door leading out to the balcony. On the first floor there are three stunning bedrooms all full of character and charm. The master suite stretches the full length of the property and also has access to the balcony, which has plenty of room on it to sit and enjoy the wonderful sea views and sunsets. The master suite as well as having balcony access also has its own walk-in wardrobe and an open plan en-suite dressing room area. With a beautiful free-standing bath, traditional basin, toilet and a built-in walk-in shower this room has it all. There is also a family shower room on this floor.

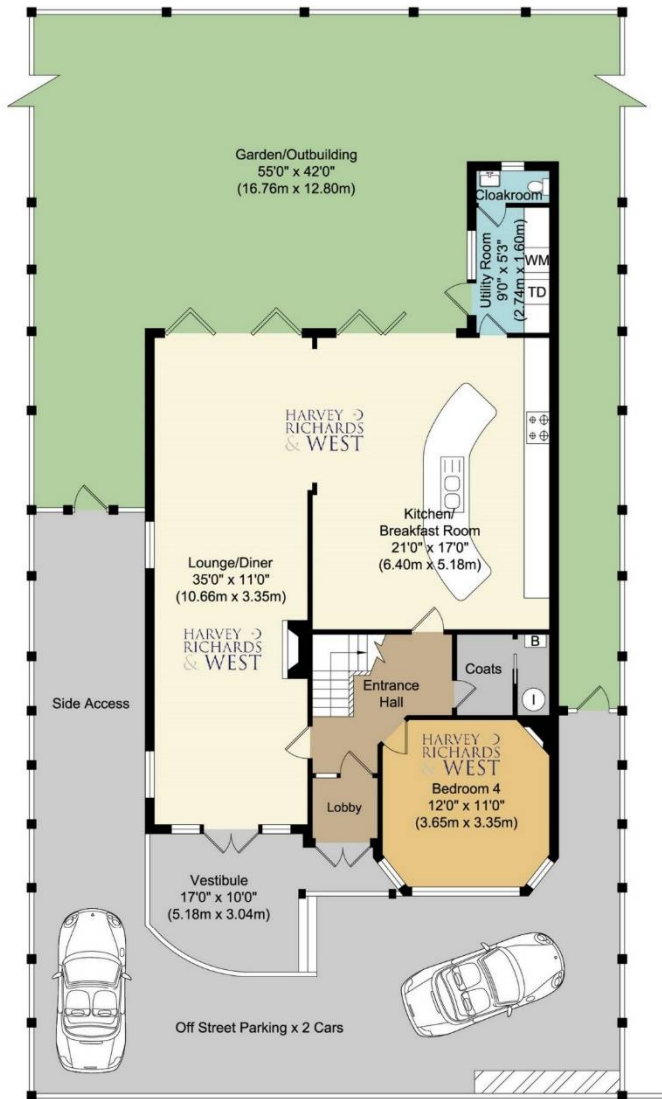
The south facing rear garden has again had no expenses spared to create a gorgeous outside space. Professionally landscaped this wonderful sun trap has a Mediterranean feel with a glassed covered pergola providing the perfect space to dine during the summer months. Accessed via the bi-folding doors this manicured garden is a mixture of decking, patio and lawn as well as having a number of mature flower beds and established trees and plants. There is also a very handy summer house with heating and lighting, a shed and garden room as well as side access from the drive way. Both the Balcony and veranda enjoy the pleasure of spectacular sunrises and sunsets during the summer.

Tenure: Freehold
Council Tax: Band E

For more information or arrange a viewing please contact Harvey Richards & West directly on 01227 771196.







Ground Floor
 Approximate Floor Area
 1107.06 sq. ft.
 (102.85 sq. m)



First Floor
 Approximate Floor Area
 800.94 sq. ft.
 (74.41 sq. m)

TOTAL APPROX FLOOR AREA 1908.01 SQ. FT. (AREA 177.26 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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. www.hrwest.co.uk

Energy performance certificate (EPC)		
34 Western Esplanade HERNE BAY CT6 8RP	Energy rating D	Valid until: 4 March 2032
		Certificate number: 8132-0127-8100-0385-4206

Property type	Detached house
Total floor area	187 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60