



Price
£750,000

Freehold

4x  5x  2x 

**Western Esplanade,
Herne Bay, Kent, CT6**

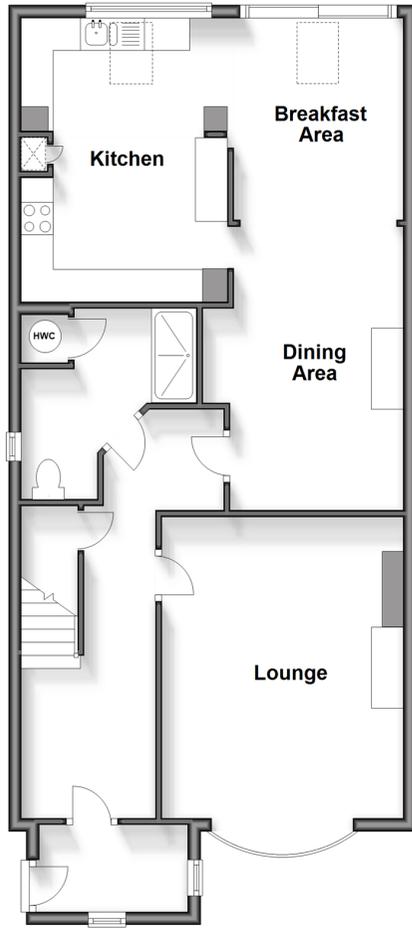
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

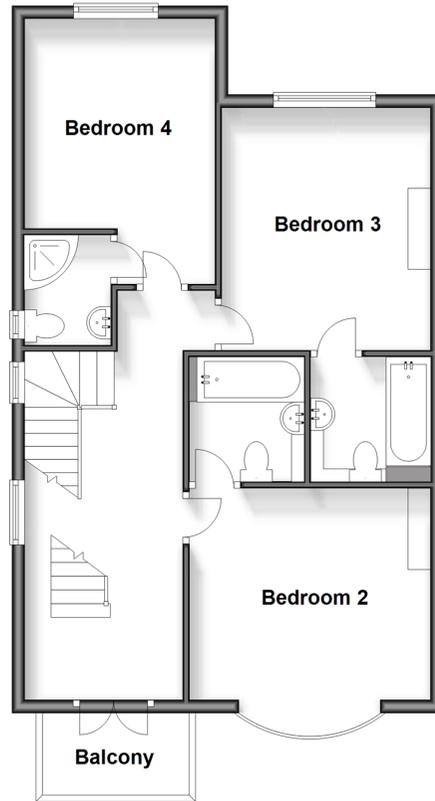
Ground Floor

Approx. 77.5 sq. metres (834.2 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.4 sq. feet)



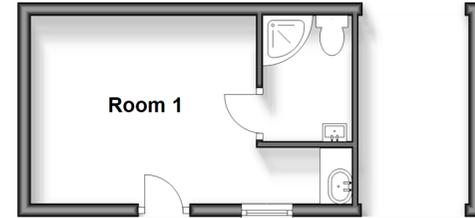
Second Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



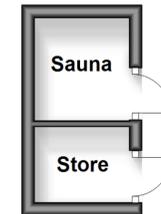
Outbuilding

Approx. 14.6 sq. metres (157.4 sq. feet)



Outbuilding 1

Approx. 4.2 sq. metres (45.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch
Entrance Hallway
Lounge: 19'2 x 12'4 (5.85m x 3.76m)
Shower Room
Dining Area: 25'7 x 10'11 (7.80m x 3.33m)
Breakfast Area
Kitchen: 15'11 x 8'10 (4.85m x 2.69m)

FIRST FLOOR

Landing
Balcony
Bedroom 2: 14'3 x 12'4 (4.35m x 3.76m)
En-Suite Bathroom: 6'2 x 5'10 (1.88m x 1.78m)
Bedroom 3: 13'5 x 10'8 (4.09m x 3.25m)
En-Suite Bathroom
Bedroom 4: 13'1 x 9'10 (3.99m x 3.00m)
En-Suite Shower Room

SECOND FLOOR

Bedroom 1: 19'5 x 9'9 (5.92m x 2.97m)
En-Suite Bathroom

OUTSIDE

OUTBUILDING
Room 1
Shower Room
OUTBUILDING 1
Sauna
Store
Driveway
Front Garden
Rear Garden



Main features

- Coastal perfection, a short walk from town centre
- All bedrooms with en-suites
- Vacant possession, outbuildings to rear with sauna
- Solar panels supplying high levels of electricity
- Extended kitchen area with skylights and patio doors

Nearest Schools

Primary Schools: Hampton Primary 0.5 miles, Herne Bay Junior School 0.7 miles, Briary Primary 1.1 miles

Secondary Schools: Herne Bay High School 0.6 miles, The Community College Whitstable 3.5 miles

Transport Information

Train Stations: Herne Bay 0.5 miles, Chestfield & Swalecliffe 2.1 miles, Whitstable 3.5 miles

Address

Western Esplanade, Herne Bay, Kent, CT6

Directions

For directions to this property please contact us.



Wards
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Call Herne Bay Branch 01227 361226 ■ wardsof Kent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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