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Property Information

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Accommodation is arranged over three floors with rooms of elegant proportions and an abundance of period features.

The entrance hall provides an immediate sense of grandeur with its exposed wooden floor, period corbels and attractive balustrade staircase. There are two primary reception rooms with high ceilings and a large kitchen/diner. The lounge is wonderfully light and features a marble period fireplace and attractive bay window. The formal dining room/study is the ideal space to escape whether it be to work, relax or to eat.

The large kitchen/diner has been updated over recent years and is the beating heart of this family home, a great place to entertain from whilst enjoying an lovely outlook over the rear garden

The large first floor landing presents three double bedrooms, a family bathroom and A separate WC. The exceptional Master Bedroom sits to the front of the first floor with a large bay windows and a stunning fireplace. You will then find two further bedrooms on the second floor and easy access to the loft space.

The rear garden is a great size for its town centre location and well planned with a large decked seating area and expanse of lawn.

This beautiful family home has been enjoyed for 14 years by the current owners who have lovingly restored the house over the years, presenting a truly stunning home to the market.

Call the exclusive sole agents, Kent Estate Agencies, to arrange your viewing appointment.

Location:

Herne Bay town centre is just yards away where you will find a good range of independent shops and mainstream high street stores. An array of restaurants and cafes with leisure amenities including rowing, sailing and yacht clubs along with a swimming pool and cinema are also close by. A Tesco's and Morrisons supermarket is close by and a primary school is just around the corner on Kings Road. The ever popular seafront is also just a short walk away. The vibrant harbour town of Whitstable is only 6 miles distant which 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 Cathedral city of Canterbury is 9 miles away with its 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. Excellent transport links are nearby with Herne Bay mainline train station being 1.5 miles away providing direct links to London Victoria in approximately 85 and St Pancras in approximately 87 minutes. Easy access to the A299 is 1 mile away providing direct road links to London via the M2.

Non-Approved Property Details

Entrance Hall

Partially glazed stained wood front entrance door with stained glass. Radiator. Phone point. Power points. Cornice ceiling. Under stairs storage cupboard. Balustrade staircase leading to first floor. Original period corbels.

Lounge 15' 2 x 11' 10 (4.63m x 3.61m)

Feature marble period fireplace. Cornice ceiling. Windows to side and rear overlooking rear garden. Two radiators. Power points. French doors to rear garden. Wood flooring.

Dining Room 11' 6 x 10' 4 (3.51m x 3.15m)

Feature period fireplace. Window to rear overlooking rear garden. Radiator. Power points. Wood flooring.

Kitchen 23' 2 x 10' 5 (7.07m x 3.18m)

The kitchen is planned with a matching range of wall and base units arranged on two walls. Inset stainless steel sink unit. Solid wood work surfaces, Plumbing for washing machine and dishwasher. Windows to side and rear overlooking rear garden. Power points. Radiator. French doors providing access to rear garden.

Bedroom One 16' 8 x 15' 2 At Maximum Points (5.08m x 4.63m)

Bay window to front. Radiator. Power points. Wood flooring. Feature period fireplace with marble mantel piece.

**Bedroom Two 11' 11 x 10' 3 Plus Walk Way (3.64m x 3.13m)**

Window to rear overlooking rear garden. Radiator. Power points. Wood flooring. Feature period fireplace.

Bedroom Three 11' 10 x 10' 7 (3.61m x 3.23m)

Window to rear overlooking rear garden. Radiator. Power points. Wood flooring. Feature period fireplace.

Bathroom 6' 7 x 6' 4 (2.01m x 1.94m)

Suite in white comprising panelled bath with shower unit over bath and pedestal wash hand basin. Radiator. Partially tiled walls. Frosted window to side.

Separate WC 4' 3 x 3' 10 (1.3m x 1.17m)

Suite in white comprising wash hand basin set into vanity unit and close coupled WC. Radiator. Frosted window to side.

**Second Floor****Bedroom Four 16' 8 x 14' 7 Restricted Head Height (5.08m x 4.45m)**

Dormer window to front. Radiator. power points. Wood flooring.

Bedroom Five 10' 8 x 8' 9 (3.26m x 2.67m)

Windows to side and rear. Radiator. Power points. Wood flooring.

Rear Garden 20' 8 x 57' 6 Extending into side return 80' 10 (24.64m) (6.3m x 17.52m)

The rear garden is mainly laid to lawn with flower beds, bushes and shrubs. Decked seating area. Side return with a large timber shed and side pedestrian access.

**Main Services**

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

Heating

Central heating is provided by a gas fired boiler and hot water radiators as indicated in these particulars.

Windows

The windows are a combination of single glazed timber sash units and UPVC double glazed units.

Tenure

The property is to be sold Freehold with vacant possession.

Council Tax

The Council Tax band is D and the amount payable is £2,303.25

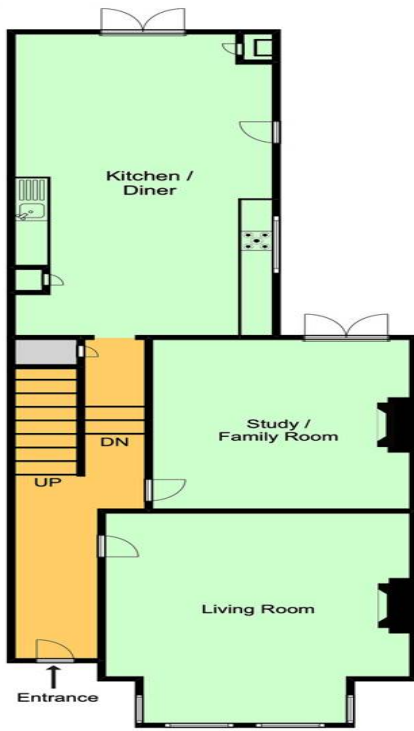
Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

Agent Notes

Kent Estate Agencies gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property. No person in the employment of Kent Estate Agencies has any authority to make any representation or warranty whatever in relation to this property. Purchase

prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. For a free valuation of your property contact the number on this brochure.



Ground Floor
Approx. floor area
660 SQ.FT.
61.34 SQ.M.



First Floor
Approx. floor area
668 SQ.FT.
62.07 SQ.M.



Second Floor
Approx. floor area
(Incl. R.H.H.)
327 SQ.FT.
30.44 SQ.M.

Approx. total
floor area
(Incl. R.H.H.)
1,655 SQ.FT.
153.85 SQ.M.



Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



Energy performance certificate (EPC)

2 Queens Gardens HERNE BAY CT6 5BS	Energy rating E	Valid until: 21 September 2035
		Certificate number: 0380-2682-2510-2825-1451

Property type	Semi-detached house
Total floor area	154 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 E. It has the potential to be D.

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

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

