



10 Mortimer Street, Herne Bay, CT6 5PH

4 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



10 Mortimer Street, Herne Bay CT6 5PH

- Substantial Victorian Property
- Flourishing In Period Features
- Open Fireplaces & High Ceilings
- Over 1800 Sq.Ft Of Versatile Accommodation
- Four Double Bedrooms & Elegant Bathroom
- Opportunity To Convert The Cellar
- South Facing Rear Garden
- Walking Distance To The Beach & Town Centre

SITUATION:

The bustling seaside town of Herne Bay has a wide range of amenities with good shopping facilities, a selection of schools including a specialist sports college, an excellent choice of leisure activities and an historic pier. The town also boasts a rowing and sailing club, a football club in the Kent league, a local cinema, and a swimming pool.

The picturesque Memorial Park also has tennis and basketball courts, a small lake, a children's play area and a sports field. There is a mainline railway station with a regular service to London Victoria and St. Pancras and the town enjoys excellent road links with the A299 (Thanet Way) providing access to both the coast and London via the A2/M2 motorway network.

The nearby cathedral city of Canterbury is just five miles away and is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands

alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities. Canterbury offers a regular rail service to London Victoria, Charing Cross and Cannon Street and the high-speed rail link connects with London's St Pancras from Canterbury West station in just under one hour.

The popular seaside town of Whitstable is just seven miles away and famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names.



DESCRIPTION:

A substantial Victorian semi-detached property, with south facing rear garden and over 1800 sq.ft of characterful and versatile accommodation, which includes a double cellar which could be fully converted to offer additional living space.

The property is flourishing in period features including original cornicing, ornate fireplaces, intricate architrave, stripped flooring, panelled doors and sash windows, it has seen many improvements over the years, yet also holds the opportunity for someone to make further enhancements and add their own stamp to the property.

The façade is a striking mix of exposed brick and timber framed sash bay windows, set behind a Victorian wall and gated with a pathway leading to the handsome front door which sits beneath a colourful decorative fan light.



There is a small lobby which leads to a large hallway which exposes the rich floorboards and leads to an attractive staircase, with Victorian balustrade.

To the left of the hallway there is a splendid sitting room with wonderfully high ceilings dressed in original cornicing and picture rails, the bay window adds another depth of grandeur to the room whilst an original cast iron open fireplace sits central to the chimney breast.

A second reception room is adjacent to the sitting room, whilst the rest of the floor is split level, and leads down to the kitchen breakfast room.

The kitchen has an array of wall and floor units, which have been updated with new handles and a soft shade of green paint, there is plenty of room for freestanding appliances and a breakfast table.

Beyond the kitchen there is a guest room, with WC and access to the garden via glass doors, if one wished for more living space, there is potential to knock the kitchen through to create a large family kitchen diner.

There is access to the 24 ft cellar via the ground floor hallway, whilst to the first floor one will find three double bedrooms and a well-appointed family bathroom with free standing bathtub and separate shower cubicle. The main bedroom is vast and could be divided to create two bedrooms, the elegant space has an abundance of features including an ornate fireplace.

OUTSIDE:

The south facing garden is accessed via the sliding glass doors at the rear of the property, it is bordered by fencing, with low maintenance wooden decking providing a lovely sunny terrace..



TOTAL FLOOR AREA: 1828 sq. ft (169 sq. m)
 HOUSE: 1436 sq. ft (133 sq. m)
 CELLAR: 392 sq. ft (36 sq. m)



EPC RATING
 F



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

