



FOUNDATION

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5 Prospect Hill, Herne Bay, Kent CT6 5HY

4 BEDROOMS | 3 BATHROOMS | 1 RECEPTION

Unfurnished



5 Prospect Hill, Herne Bay, Kent, CT6 5HY

Superb Period End Terrace House
Sympathetically Renovated Throughout
Large Through Reception Room
Four Double Bedrooms & Home Office/Study
Fitted Kitchen Breakfast Room
Three Bathrooms and Cloakroom
Stunning Coastal Location With Beautiful Sea Views
Courtyard Patio Garden

SITUATION:

Prospect Hill is situated in an idyllic location this quiet street literally has Central Parade, the fantastic beach and seafront of the ever-popular Herne Bay at the end of this short hill, this delightful location cannot be overstated too highly. 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 six 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 stunning Georgian coastal property with a contemporary twist that has been renovated to an exceptional standard and offers superb, comprehensive and flexible living accommodation set over three floors.

There are many superb features and sea views from the living room & every upper floor bedroom. An added bonus is that the property is just a stone's throw from the beach and perfect for you to experience coastal living at its best.

On entering the property, you are welcomed into the hall which is brimming with character, is wonderfully charming yet also has a contemporary feel and very much sets the tone for the property. There is beautiful parquet flooring and access to the ground floor living accommodation and has stairs to the first floor.



There is a handy cloakroom with a two-piece suite incorporating a WC and wash hand basin.

The spacious though reception room continues the beautiful parquet flooring and also features a large bay window to the front and French doors leading to the garden, there are also two ornamental fireplaces that also bring some much-loved character to the room.

To the rear of the property is a beautiful contemporary styled fitted kitchen with shaker style units and wood block work surfaces. There is an integral electric oven and hob with extractor fan and space and plumbing for appliances along with a space for dining table and door to the exterior.

To the first floor there are two double bedrooms with the principal bedroom

incorporating a stunning en-suite shower room and bay window to the front with

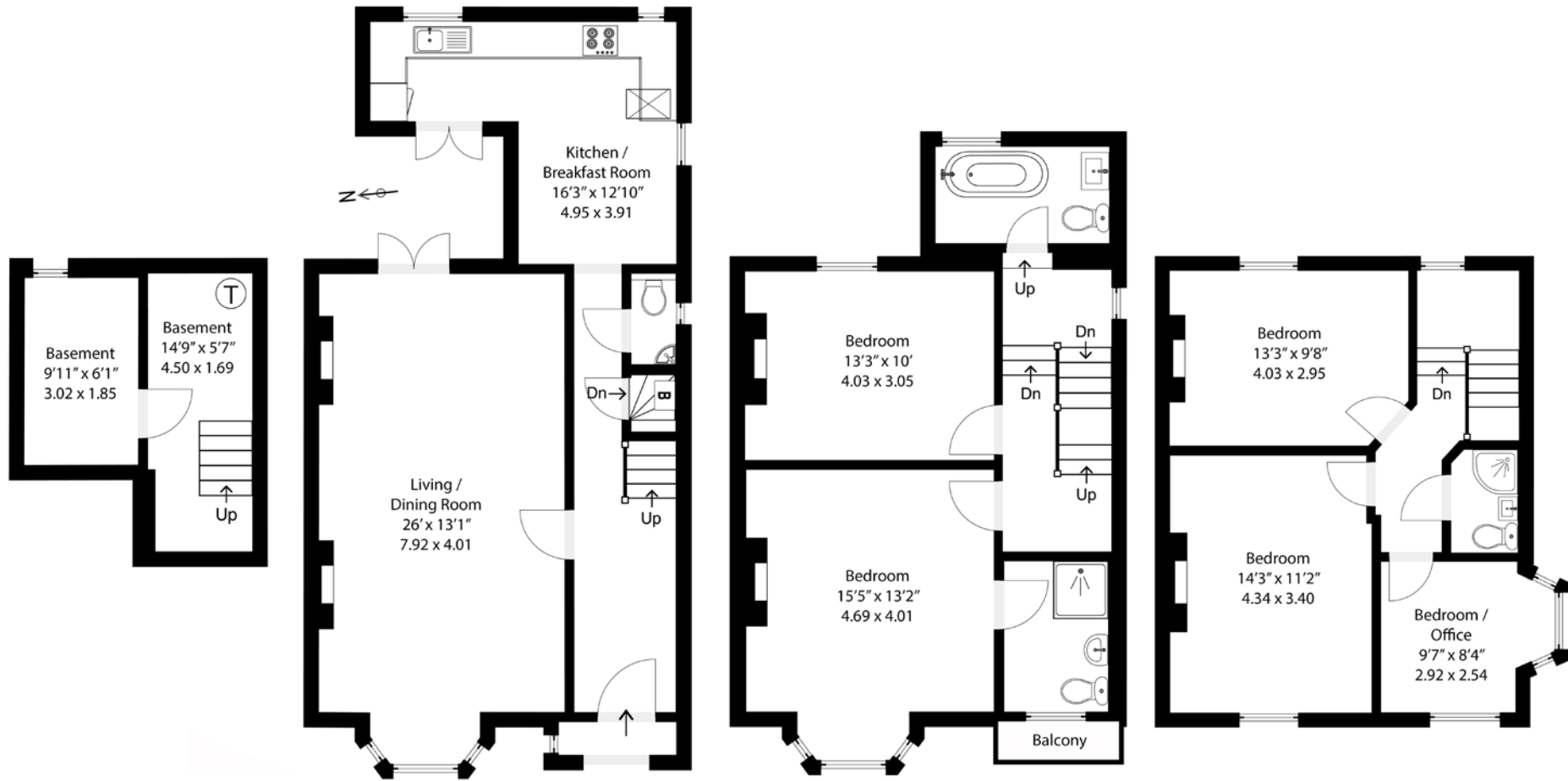
wonderful sea views. There is also a gorgeous period style bathroom to this floor with a roll top bath, WC and wash hand basin all in keeping with the period and feel of the property.

To the second floor there are two further double bedrooms again with sea views and a superb study/home office. A further shower room on this level completes this incredible property and is once again beautifully fitted with a three-piece suite and contemporary tiling.

To the exterior at the rear is a delightful courtyard garden which has rear pedestrian access and is a superb al-fresco space in which to relax.







TOTAL FLOOR AREA:
 1620 sq. ft (151 sq. m)



EPC RATING
 59 D



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 Unfurnished
 Conditions Apply

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

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