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Compass House, Sea View Road, Herne Bay, CT6 6JB

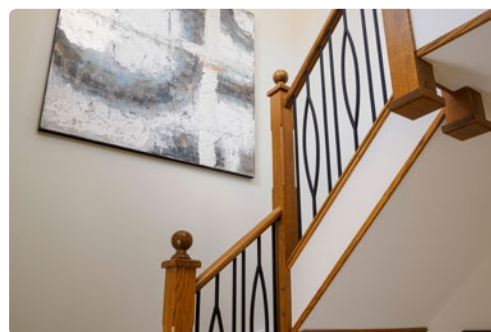
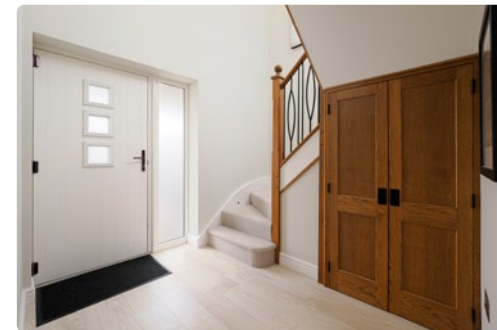
4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS



Freehold

Compass House, Sea View Road, Herne Bay, CT6 6JB

- Striking Detached Fully Renovated Residence
- Significantly Enhanced & Creatively Extended
- Elegant Decor & Fine Craftmanship
- Fully Integrated Schuller Kitchen & Seperate Pantry
- Open Plan Living Area With Bi-fold Doors
- Four Bedrooms & Three Luxury Bathrooms
- Integral Garage With Conversion Opportunity STPC
- Vast Gated Driveway & Generous Rear Garden



SITUATION:

Herne Bay is a charming seaside town located on the north coast of Kent. Known for its picturesque pebble beach and Victorian architecture, Herne Bay boasts a relaxed, family-friendly atmosphere. The town is famous for its long pier, beautiful coastal walks, and delightful seafront cafes. With a selection of independent shops and eateries, Herne Bay offers a great balance of traditional seaside charm and modern conveniences, making it a perfect location for those seeking tranquillity by the sea.

Whitstable just 5 miles away, is a trendy, vibrant coastal town with a rich maritime heritage. Famous for its oysters, Whitstable is a foodie haven with excellent seafood restaurants and cafés. The town is known for its bohemian vibe, with art galleries, boutique shops, and colourful beach huts lining the pebbled shores. Whitstable's narrow streets are full of character, and its lively harbour provides a perfect spot to enjoy fresh seafood.

It's a delightful mix of old-world charm and contemporary culture, making it a popular spot for visitors and residents alike.

Margate is a historic seaside town which has an arty vibe and home to the renowned Turner Contemporary gallery. Margate's sandy beaches and lively promenade attract both holidaymakers and locals, while the town's vintage shops, cool cafes, and quirky arcades add to its nostalgic charm. Margate also has a vibrant cultural scene, with festivals, music events, and a bustling nightlife.

Canterbury is a historic city located in the heart of Kent, renowned for its stunning architecture, rich cultural heritage, and vibrant atmosphere. Famous for the iconic Canterbury Cathedral, a UNESCO World Heritage Site, the city has long been a place of pilgrimage and spiritual significance. Its charming streets are lined with a blend of medieval buildings, cobbled lanes, and modern shops, creating a unique and picturesque setting.



DESCRIPTION:

A striking four bedroomed detached 1920s residence which has been significantly enhanced and creatively extended offering almost 2500 sq.ft of high specification accommodation.

Compass House exudes luxury with its modern finish, fine decor and quality craftsmanship. The current owners have an eye for detail and passion for interior design which is evident in this meticulous renovation. Aesthetic enhancements include a bespoke Schuller fully integrated kitchen, elegant bathrooms with RAK sanitary ware, and beautifully landscaped rear garden.

Every effort has been made to ensure the home operates at peak efficiency, with state-of-the-art features including a smart zoned heating system, full rewire, new double-glazed windows, high-performance insulation, and solar panels. These upgrades have contributed to a commendable B energy rating, significantly reducing energy

consumption and supporting a more sustainable, eco-friendly lifestyle.

The façade features a striking combination of a slate roof, high-quality composite weatherboarding, and pale render. A pillared canopy shelters the garage and front door, which opens into an entrance hall boasting full-height ceilings and an elegant, locally crafted heritage staircase.

French doors lead into a bay-fronted sitting room with an attractive real flame gas fire. The open-plan living area, part of a thoughtfully designed extension, has Amtico flooring and flows seamlessly onto the garden through bi-fold doors. Distinct zones for cooking, dining, and relaxing are clearly defined, while maintaining a spacious, sociable atmosphere

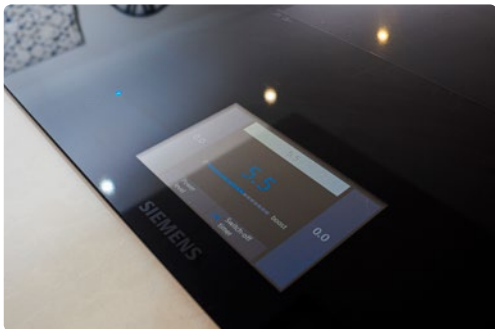
The kitchen, fitted by Smallbone Interiors and designed by the renowned German brand Schüller, combines contemporary style with

exceptional quality. It features a sleek array of dark matte cabinetry accented with walnut detailing; all beautifully finished with Silestone worktops.

There is an array of Siemens integrated appliances includes a dishwasher, full-height fridge and freezer, microwave oven, steam oven, and warming drawers. The central island houses an induction hob with a built-in extractor, whilst the sink is equipped with a Quooker boiling tap offering instant boiling, filtered, and sparkling water.

The kitchen is further enhanced by a utility room with plenty of space for laundry appliances and access to both the garden and the garage, which has been fully insulated and also has underfloor heating so could be converted offering additional accommodation STPC

The ground floor is completed by a well organised pantry and a well-appointed cloakroom.





Upstairs, the first floor offers four generously sized bedrooms and a beautifully finished family bathroom, featuring a freestanding slipper bath, RAK sanitary ware, and an Aqualisa shower.

The two rear-facing bedrooms each exceed 18 feet in length and enjoy luxurious en-suite shower rooms and have been finished with a Juliet balcony enhancing both space and light.

OUTSIDE:

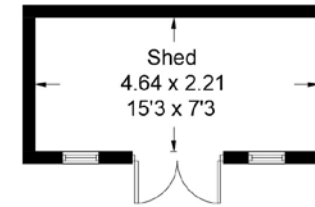
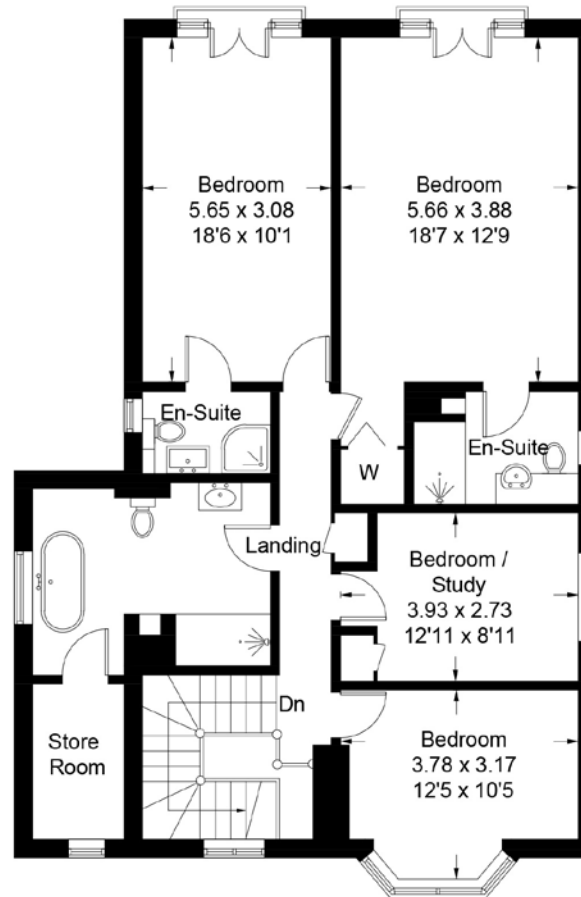
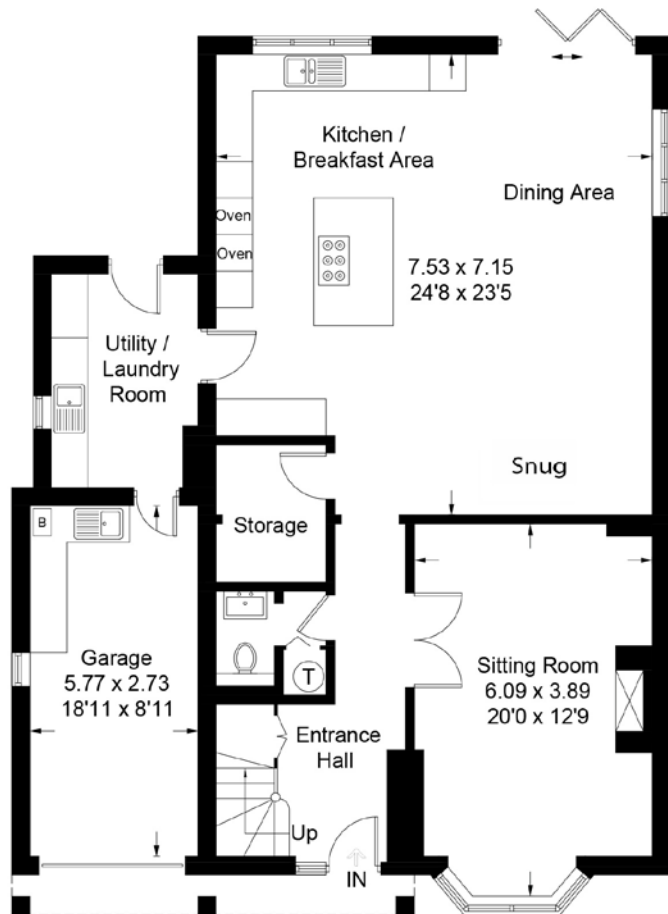
Compass House sits on a generous plot, fronted by a spacious gated driveway. To the rear, the beautifully landscaped garden features multiple seating areas thoughtfully positioned throughout, creating inviting spaces for relaxation and entertaining. A well-maintained lawn, bordered by vibrant planting, leads to a secondary patio area that also hosts a summer house, currently set up as a home office.

To the side of the property, there is a fully equipped outdoor kitchen, a discreet bin store, a storage shed, and convenient access back to the front driveway.

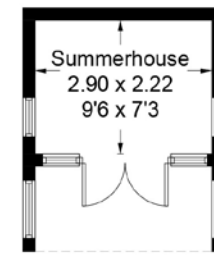




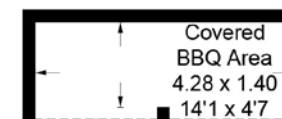




(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Outbuildings



TOTAL FLOOR AREA: 2651 sq. ft (246 sq. m)
HOUSE: 2470 sq. ft (229 sq. m)
OUTBUILDINGS: 181 sq. ft (16 sq. m)



EPC RATING
B



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

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

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