KE

14 Sussex Gardens, Herne Bay, Kent, CT6 8DU

£400,000

- Four Bed Semi Detached House
- Large Rear Garden and Driveway
- Easy access to Herne Bay Seafront, Town Centre, Motorway Links and Local Amenities
- Western Side of Herne Bay
- Situated near Hampton Primary and Junior Schools

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Located towards the Western end of Herne Bay, this lovely four bedroom family home is in a popular family location in the heart of Hampton ideally situated near Hampton Primary and Junior Schools plus easy access to the seafront, town centre, motorway links and local amenities. Internally you enter the home into the hallway with downstairs comprising of lounge/diner with doors to conservatory, fitted kitchen and lobby. The first floor comprising three well sized bedrooms and family bathroom, plus a further bedroom to the second floor. Outside you have a large sunny rear garden with plenty off parking and garage to complete the picture.

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Council Tax Band: C

GROUND FLOOR

Entrance Hall
Double glazed front entrance door, radiator in decorative cover, stair case to first floor with two under stair cupboards.

Lounge/Diner
Double glazed bay window to front, feature fireplace, television point, two radiators in decorative cover, double glazed sliding doors to conservatory.

Conservatory
Aluminium frame, glass roof, doors to garden.

Kitchen
White fitted cupboards, four gas burner hob, stainless steel sink and drainer unit, shelved larder, tiled walls, double glazed window to rear, door to:

Lobby
Double glazed door to rear, door to garage, door to utility cupboard, plumbing for washing machine, double glazed window to rear.

Landing
Staircase to second floor.

FIRST FLOOR

Bathroom
Paneled bath with mixer taps and shower attachment, low level WC, corner wash hand basin, fully tiled walls, heated towel rail.

Bedroom One
Double glazed window to front, fitted sliding wardrobes, radiator in decorative cover.

Bedroom Two
Double glazed window to rear, fitted sliding wardrobes, radiator in decorative cover.

Bedroom Three
Double glazed window to front, radiator.

Second Floor

Bedroom Four
Double glazed skylight windows to front and rear, radiator in decorative cover, eaves access.

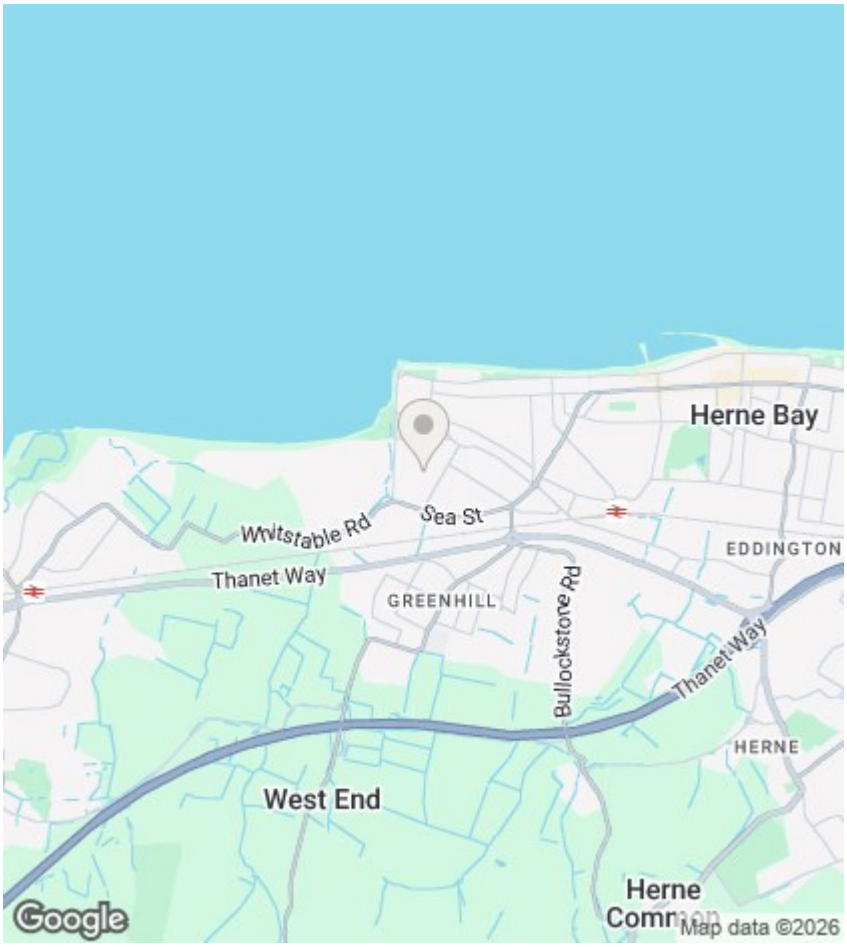
OUTSIDE

Rear Garden
Approx 85' x 30' (25.91m x 9.14m) Paved patio, laid to lawn, garden shed, access to front, outside tap and exterior lighting.

Driveway & Garage
Driveway with space for several vehicles, garage with power and light, up and over door to front.

Council Tax Band C

NB
At the time of advertising these are draft particulars awaiting approval of our sellers.

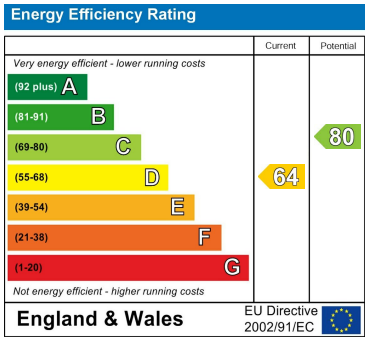


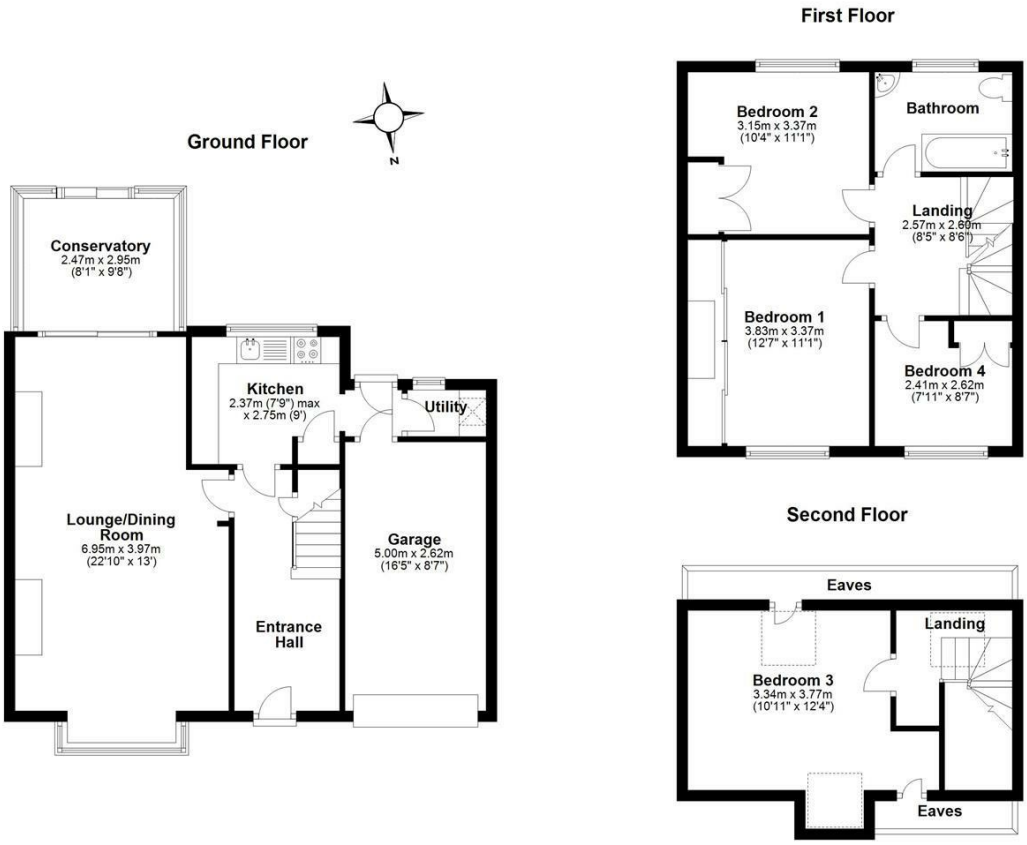
Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

D





Total area: approx. 130.0 sq. metres (1398.9 sq. feet)

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