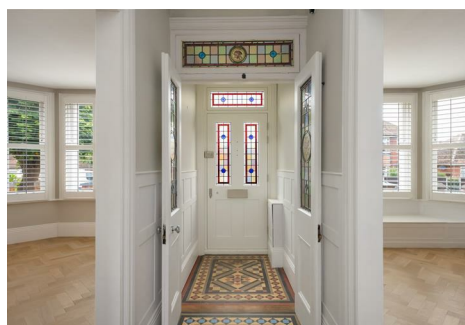


# KE



26 Downs Park, Herne Bay, Kent, CT6 6BZ

£575,000

- Four Double Bedroom Detached House
- Open Plan Kitchen/Diner
- Secluded Rear Garden
- Recently Refurbished
- No Onward Chain
- Walking To Distance To Town



# 26 Downs Park, Herne Bay CT6 6BZ

This splendid Victorian house, built in 1892, offers a delightful blend of original features and modern comforts. With four generously sized double bedrooms and an impressive re-fitted brand new bathroom, this property is perfect for families or those seeking extra space. The ground floor boasts an incredible living area, enhanced by solid oak floors that add warmth and elegance to the home.

The heart of the house is undoubtedly the stunning fitted kitchen, equipped with top-of-the-line appliances including a convection oven, steam/convection oven, and a combination oven with a built-in coffee maker. Additionally, the Miele washer and dryer ensure that laundry is a breeze.

The exterior of the property has been recently rendered with self-coloured monocouche render, giving it a fresh and appealing look. Acacia wood windows throughout the house not only enhance its aesthetic charm but also contribute to its energy efficiency.

Situated just minutes from the beach and the town, residents can enjoy picturesque coastal walks and the vibrant atmosphere of the nearby town. The sunny rear garden features a large summerhouse, perfect for relaxation or entertaining guests during the warmer months.

This property is a rare find, combining the elegance of Victorian architecture with contemporary living, all in a prime location. Whether you are looking for a family home or a tranquil retreat by the sea, this house is sure to impress.



Council Tax Band: E



**GROUND FLOOR**

**Lobby**

**Entrance Hall**

**Sitting Room**  
15'11 x 12'

**Dining Room**  
15'11 x 12

**Study**  
12' x 12'

**Breakfast Room**  
9'10 x 13'2

**Kitchen**  
8'6 x 13'2

**Conservatory**  
11'6 x 12'

**FIRST FLOOR**

**Landing**

**Bedroom One**  
11'11 x 16'3

**Bedroom Two**  
16'1 x 12'

**Bedroom Three**  
13'9 x 10'1

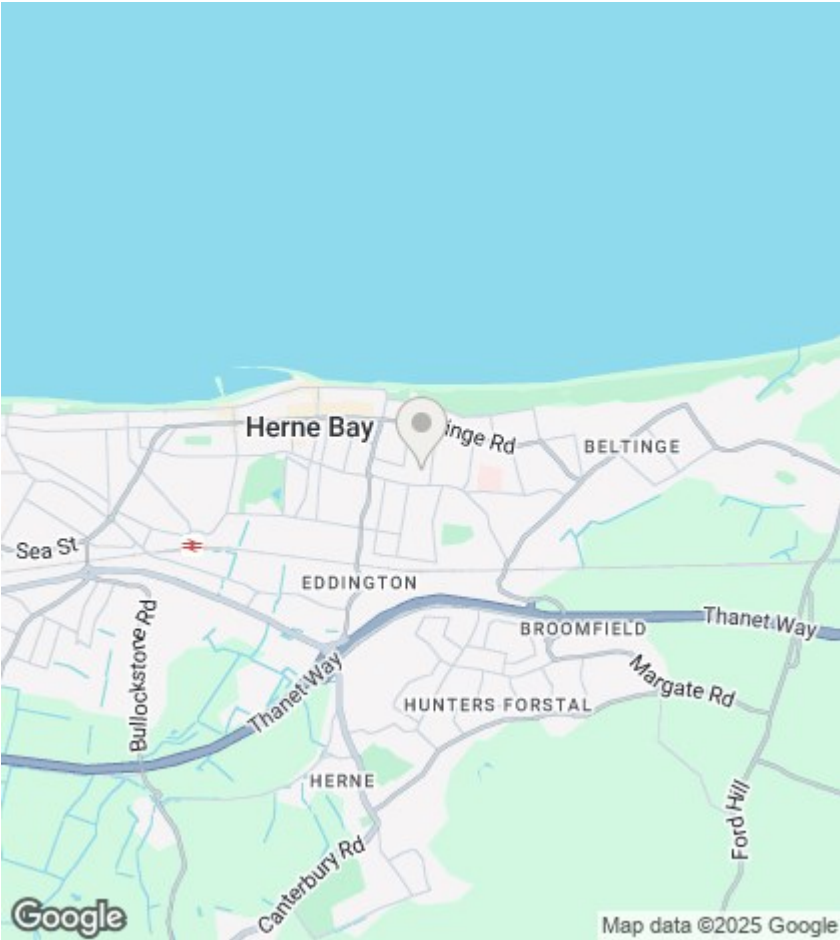
**Bedroom Four**  
11'11 x 12'

**Bathroom**  
7'10 x 10'1

**OUTSIDE**

**Rear Garden**

**Summer House**



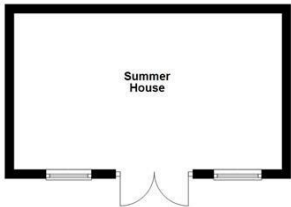
## Viewings

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

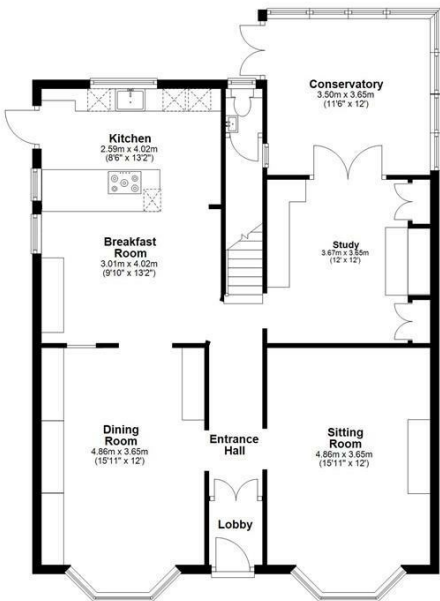
## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor  
Approx. 99.2 sq. metres (1067.6 sq. feet)



Total area: approx. 183.6 sq. metres (1976.0 sq. feet)

### First Floor

Approx. 84.4 sq. metres (908.4 sq. feet)

