

KE



23a Beacon Hill, Herne Bay, CT6 6BA

Offers In Excess Of £700,000

- Originally constructed as a Victorian billiard hall, thoughtfully transformed into a striking contemporary coastal residence
- Dramatic 15ft ceilings and impressive arched windows flood the home with natural light and character
- Private gardens and detached studio/home office offering flexible lifestyle and work-from-home potential
- Exceptional seafront setting on prestigious Beacon Hill, moments from the shoreline yet privately tucked away
- Stunning open-plan kitchen and dining space designed for modern living and effortless entertaining
- Herne Bay's mainline railway station has High Speed links to London St Pancras.

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Positioned directly on the seafront at Beacon Hill, this exceptional three-bedroom detached home offers a rare opportunity to own a truly distinctive coastal property. Originally constructed in the late 19th century as a private billiard hall serving the main residence to the front, the property is discreetly tucked away down a private driveway, providing an outstanding sense of privacy and seclusion.

Beautifully reimagined and comprehensively modernised, the home combines contemporary design with striking original architectural character. Inside, dramatic 15-foot ceilings and expansive arched windows create an impressive sense of volume, light, and openness throughout.

At the heart of the home is a stunning open-plan kitchen and dining space, thoughtfully designed for both everyday living and entertaining. Stylish finishes and carefully considered details make this a standout feature of the property.

The first floor hosts two spacious double bedrooms, each with its own luxurious en-suite bathroom, alongside a separate laundry and utility area for added practicality. A third en-suite bedroom on the ground floor offers flexible accommodation, ideal as a guest suite or independent living space for multi-generational use.



Council Tax Band: E



GROUND FLOOR

Reception Hall

9' x 7'6

Cloakroom

Bedroom Three

9'6 x 9'

En-Suite Shower Room

Snug

9'9 x 9'

Kitchen/Dining/Living Area

24'2 x 15'5

FIRST FLOOR

Utility Room

7'9 x 4'7

Bedroom One

24'2 x 15'5

En-Suite Shower

11'8 x 7'

Bedroom Two

17'11 x 15'5

En-Suite Bathroom

9'10 x 7'7

OUTSIDE

Detached Office/Studio

15'5 x 13'5

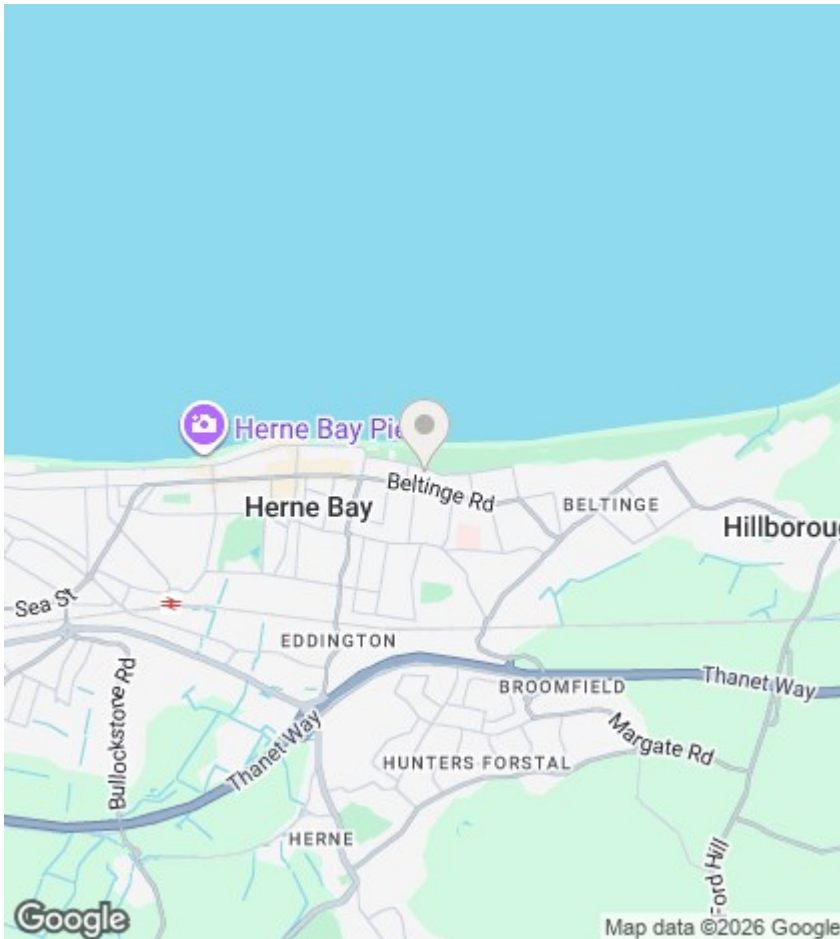
Cloakroom

Front Garden

Rear Garden

Driveway

Parking for several vehicles.



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

