

# KE



1A Manor Road, Herne Bay, CT6 6RF

£1,000,000

- Inglenook fireplace, 3 reception rooms
- 4 bedrooms with en suite to master
- Double garage and utility room
- Extended kitchen/diner, separate utility room
- Unrivalled sea views from all rear rooms



# 1A Manor Road, Herne Bay CT6 6RF

This is a truly individual family home, wonderfully located close to the sea front and impeccably presented throughout, and certain to leave any viewing applicants speechless. Tucked away at the end of a drive, this property has views out to sea from all rear windows, and the rear garden has been very much designed to work around the outlook which is both inspiring and impressive. A large lounge captures the imagination and leads into a dining area with a central open brick fireplace, beautiful to look at and perfect for creating a cosy environment. The existing owner has extended the kitchen allowing plenty of light offering that great open plan feel with a side extension currently used as a gym. This is a beautiful house, full of charm and stunning features and beautiful kitchen and bathroom suites. The master bedroom has an en-suite and all the bedrooms are a good size, ideal for any growing family. From the moment you pull up outside this imposing house, it's well cared for private gardens with a terrace which is ideal for relaxing in, as the front aspect is southerly. There is a large double garage and substantial driveway in addition. Should you choose the beach life, what better home could you turn your attentions to. Bishopstone is on the outskirts of Beltinge village and only a short drive away from the town centre.



Council Tax Band: F



## GROUND FLOOR

### Kitchen/Diner

20'7 x 27

### Dining Room

17'3 x 19'3

### W/C

### Utility

11'1 x 5'8

### Study

9'5 x 7'3

### Lounge

15 x 22'7

### Reception

12'6 x 14'9

## FIRST FLOOR

### Bedroom 1

15'5 x 14' 8

### Ensuite

### Bedroom 2

7'8 x 14'9

### Bedroom 3

6'1 x 12

### Bedroom 4

14'4 x 11'9

### Bathroom

## OUTSIDE

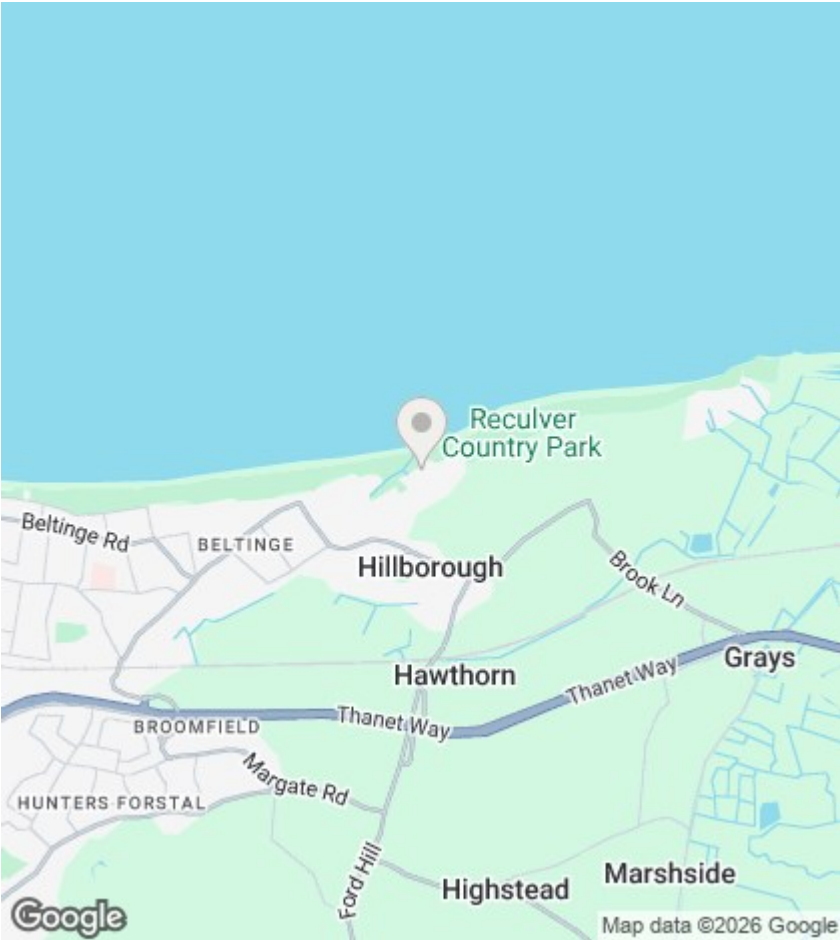
### Driveway

### Front Garden

### Double Garage

### Rear Garden

## COUNCIL TAX BAND F



Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL: 903 sq. ft  
1st floor: 903 sq. ft  
EXCLUDED AREAS: OPEN TO BELOW: 19 sq. ft, LOW CEILING: 68 sq. ft, WALLS: 64 sq. ft

FLOOR PLAN CREATED BY CURBASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



TOTAL: 1807 sq. ft  
1st floor: 1807 sq. ft  
EXCLUDED AREAS: WALLS: 106 sq. ft

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