KE







23a Beacon Hill, Herne Bay, CT6 6BA

Price Guide £650,000

- Exceptional Seafront Setting moments from the Shoreline
- Stunning Open-Plan Kitchen and Dining Space
- Garden office could be converted to create futher accommodation of bedroom with en-suite (subject to pp)
- Originally Constructed as a Victorian billiard hall, now an architect-designed residence
- Private Gardens and Detached Studio/Home Office
- Dramatic 15ft ceilings and impressive Arched Windows
- Herne Bay's mainline railway station has High Speed links to London

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Positioned directly on the seafront, this exceptional three-bedroom detached home offers a rare opportunity to own a truly distinctive property. Originally constructed in the late 19th century as a private billiard hall, the house has been extensively remodelled by the current owners and their architects. Beautifully reimagined and comprehensively modernised, the home combines contemporary design with striking original character. Inside, dramatic 15-foot ceilings and expansive arched windows create a sense of volume, light, and openness throughout.

At the heart of the home is a stunning open-plan living, kitchen and dining space: 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 bathrooms. A third double bedroom with en-suite on the ground floor ideal is perfect as a guest suite or independent living space.

Outside, the property enjoys both front and rear gardens, together with a detached studio/office set within the grounds perfect for home working, or additional accommodation.

A remarkable and highly individual seafront home, offering privacy, character, and an enviable coastal lifestyle. It has to be viewed to be truly appreciated.

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Council Tax Band: E





GROUND FLOOR

Reception Hall
9' x 7'6
Italian travertine floor tiles

Cloakroom
Low level w/c and wall hung wash hand basin.

Bedroom Three
9'6 x 9'
Double glazed window to the rear, carpet, radiator, sliding oak door leading to the ensuite shower room, oak door leading to the cloakroom.

En-Suite Shower Room

Snug
9'9 x 9'
Restored original wood flooring, restored triple window, double glazed overlooking the garden. Bespoke shelving and built in cupboards. radiator.

Kitchen/Dining/Living Area
24'2 x 15'5
Double glazed large window over looking the garden with double glazed bespoke bi-fold doors which leads to a large patio. Restored original floor. A range of matching wall and base units and pantry, with a large central island with black granite work surfaces. Two electric ovens and a 5 ring gas hob, integrated dishwasher and two fridge freezers, double sink with hot tap and waste disposal. Italian travertine floor tiles with electric underfloor heating and wood burner.

Stairs to:
Bespoke oak stairs and landing with a door leading to the decked rear garden.

FIRST FLOOR

Utility Room
7'9 x 4'7
Tiled flooring, space for washing machine and tumble dryer, built in cupboard with sink unit, double glazed window to the rear

Bedroom One
24'2 x 15'5
Two double glazed windows overlooking the garden with sea views. Radiator and carpet, separate dressing area leading in to the ensuite.

En-Suite Shower
11'8 x 7'
Walk-in overhead shower with body jets, wash hand basin, low level w/c and tiled eclectic under floor heating.

Bedroom Two
17'11 x 15'5
Double glazed window to the front overlooking the garden with sea views. Fitted wardrobes. Radiator and carpet. Double glazed window to the front. Tiled floor with electric under floor heating.

En-Suite Bathroom
9'10 x 7'7
Tiled bath with shower overhead, low level w/c, wash hand basin vanity unit.

OUTSIDE

Detached Office/Studio
15'5 x 13'5
Fully glazed to the front, range of fitted shelves and cupboards. laminated flooring.

Cloakroom
Low level w/c and wash hand basin.

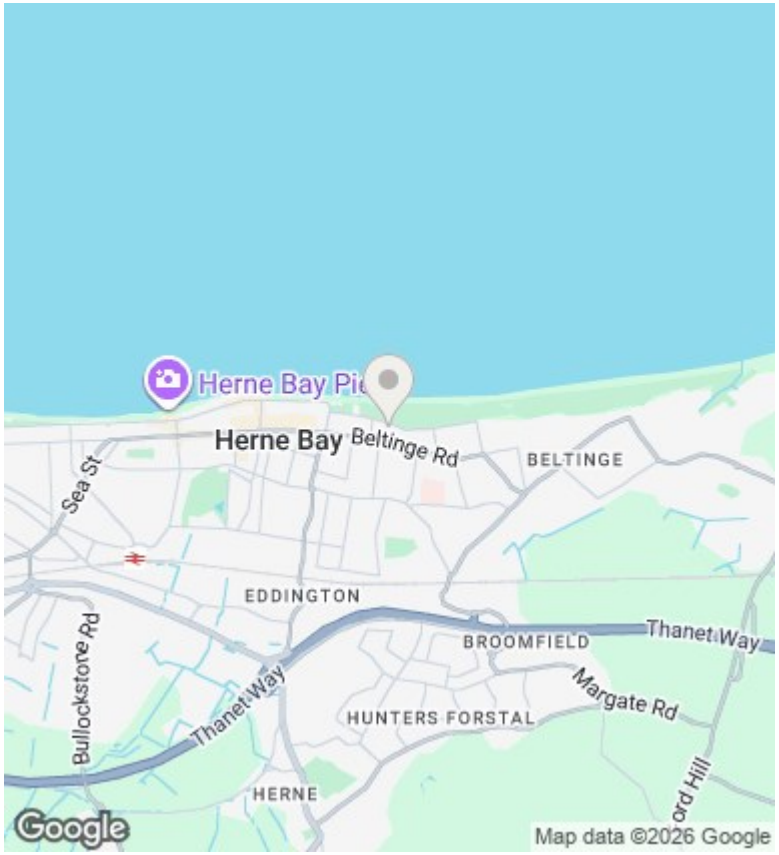
Front Garden
Lawn which is planted with a wide variety of mature plants and fruit trees. Two patio areas.

Rear Garden
The rear garden is mainly a decked seating area. The garden is very private and not over looked

Driveway
Parking for several vehicles with ironed gates which lead into the front garden.

COUNCIL TAX BAND E



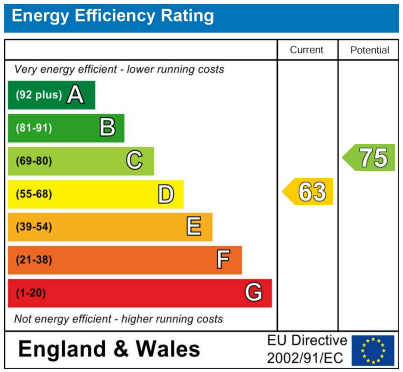


Viewings

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

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