

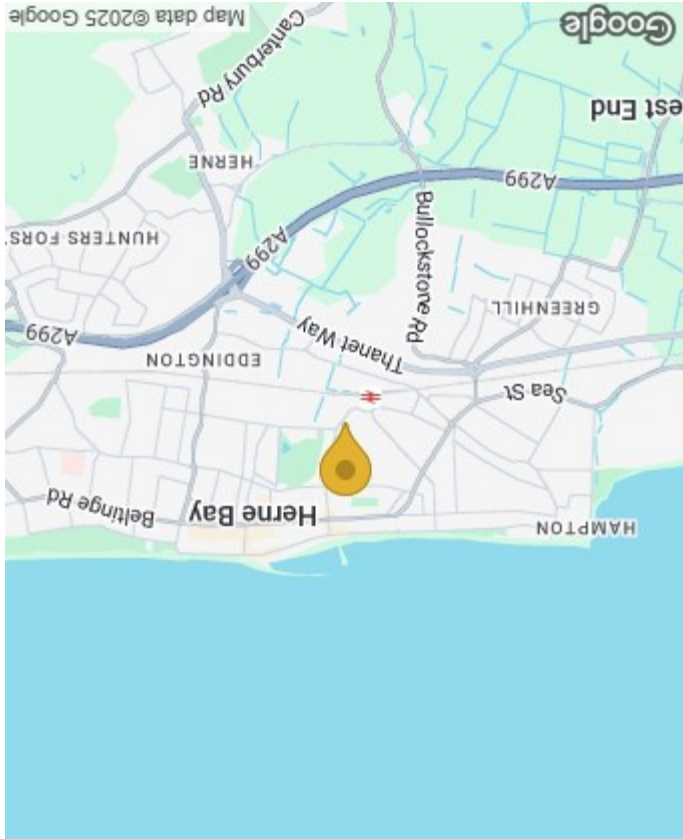


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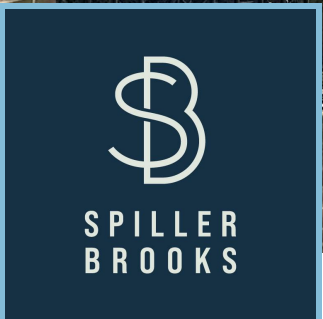
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England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower CO2 emissions	A (92 plus)
Very environmentally friendly - lower CO2 emissions	B (81-91)
Energy efficient - lower running costs	C (69-80)
Decent energy efficiency - lower running costs	D (55-68)
Decent energy efficiency - higher running costs	E (39-54)
Not environmentally friendly - higher CO2 emissions	F (21-38)
Not environmentally friendly - higher CO2 emissions	G (1-20)

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Station Villa 18 Station Road
Herne Bay, CT6 5QJ



Working for you and with you

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Station Villa is an attractive detached property which successfully marries an appealing period façade with modern comforts, making it an ideal family home.

A spacious entrance hall leads to a generous lounge/diner with access to the garden and well fitted kitchen with feature vaulted ceiling, also with access to the outside.

This home benefits from a separate family room or snug for more formal relaxation or entertaining and a useful combined utility/cloakroom.

There are three good size bedrooms on the first floor, ensuring ample space for family or guests. The principal bedroom benefits from en-suite facilities, while a family bathroom serves the other two bedrooms.

One standout feature of Station Villa is the generous courtyard parking, a rare find in such a convenient location.

Situated within a stone's throw of Herne Bay railway station and walking distance of the town centre and seafront, where you can enjoy leisurely coastal strolls and local amenities, Station Road is an exceptionally convenient location.

£525,000



Entrance Hall

11' x 8'7" narr to 5'8" (3.35m x 2.62m narr to 1.73m)
Wooden entrance door with leaded light window. Radiator. Under stairs storage cupboard. Stairs to first floor. Wood flooring.

Utility/Cloakroom

7'10" x 5'7" (2.39m x 1.70m)
Double glazed window to the side. Suite comprising close coupled WC and pedestal wash hand basin. Radiator. Wall mounted Glow Worm central heating boiler. Plumbing for washing machine. Extractor fan. Partially tiled walls. Tiled floor.

Family Room/Snug

10'8" x 10'4" (3.25m x 3.15m)
Double glazed window to the front. Radiator. Consumer unit. Downlighters. Wood flooring.

Lounge/Diner

18'2" max x 18'1" max (5.54m max x 5.51m max)
L-shaped room measured at maximum points. Double glazed frosted window to the side and double glazed French doors with windows to either side to the rear garden. TV and telephone points. Downlighters. Wood flooring. Opening to

Kitchen

11'3" x 11' (3.43m x 3.35m)
Double glazed French doors with windows to either side to the rear garden. Matching range of wall, base and drawer units. Worktop with inset stainless steel sink with mixer tap. Larder cupboard. Space for range cooker with extractor hood above. Integrated dishwasher. Space for fridge/freezer. Partially tiled walls. Two plinth heaters. Vaulted ceiling. Spot lights. Wood flooring.

First Floor Landing

Double glazed window. Airing cupboard with shelves and hot water cylinder. Loft access via fitted ladder, loft light.

Bedroom 1

13'2" x 11'10" (4.01m x 3.61m)
Double glazed window to the side with views over the allotments. Radiator. Downlighters.

En-Suite Shower Room

9'1" x 4' (2.77m x 1.22m)
Double glazed frosted window to the side. Suite comprising fully tiled shower enclosure with mains operated shower and hand held shower attachment, vanity unit with cupboard, drawers, inset wash hand basin and mixer tap, and close coupled WC. Chrome heated towel rail. Extractor fan. Downlighters. Partially tiled walls and tiled floor.

Bedroom 2

10'9" + door recess x 10'4" (3.28m + door recess x 3.15m)
Double glazed window to the front. Radiator. Downlighters. Wood flooring.

Bedroom 3

9'8" x 7'10" + door recess (2.95m x 2.39m + door recess)
Double glazed window to the front. Radiator. Built in wardrobes with mirrored doors, hanging rail and shelf. Downlighters. Wood flooring.

Bathroom

8'1" x 5'1" (2.46m x 1.55m)
Double glazed frosted window. Suite comprising 'P' shaped bath with shower screen, mixer tap and hand held shower attachment, vanity unit with drawers, cupboard, inset wash hand basin with mixer tap, and close coupled WC. Chrome heated towel rail. Mirror cabinet. Shaver socket. Extractor fan. Downlighters. Partially tiled walls and tiled floor.

Rear Garden

Low maintenance block paving. External lights and external power point. Pedestrian gated side access leading to the driveway. Picket fence and gate to the side garden.

Side Garden

Enclosed with fencing and pedestrian gate to the front driveway. Laid to artificial grass.

Front Garden

Extensive block paved driveway with parking for numerous vehicles. Shrub and tree border. Enclosed with low level brick wall with wrought iron fencing. External taps. Gated pedestrian access to both sides of the property.

Tenure

This property is Freehold.

Council Tax Band

Band E: £2,815.08 2025/26

We suggest interested parties make their own investigations.

Dimensions & Floorplans

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Location & Amenities

Herne Bay is a traditional coastal town offering a wide range of amenities including seaside cafes, retail outlets, a swimming pool and cinema and a selection of water sports activities to name but a few.

The nearby railway station provides services to London and coastal towns to Ramsgate.

The A299 merging with the M2/A2 road networks is easily accessible.

