SPILLER BROOKS

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32 Gilchrist Avenue
Herne Bay, CT6 7SG





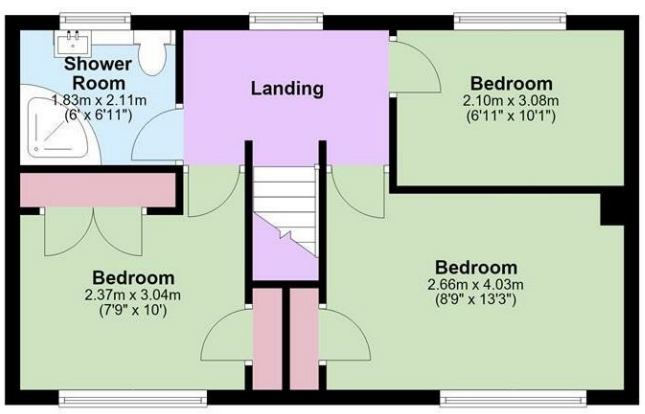
Ground Floor

Approx. 39.8 sq. metres (428.6 sq. feet)

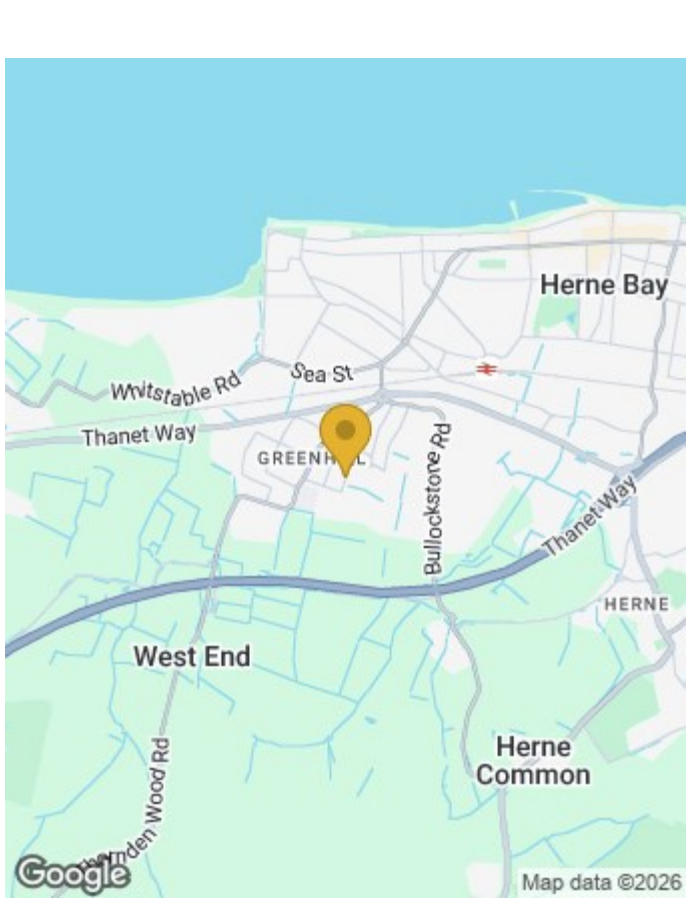


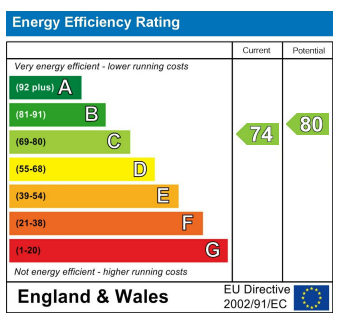
First Floor

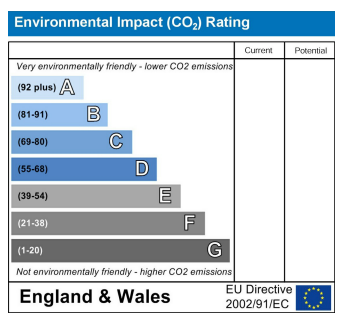
Approx. 39.8 sq. metres (428.2 sq. feet)



Total area: approx. 79.6 sq. metres (856.7 sq. feet)







Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

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VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

32 Gilchrist Avenue
Herne Bay, CT6 7SG

Superb, spacious and stylish.

This home offers deceptively spacious and comfortable accommodation, comprising an entrance hall, a dual-aspect lounge filled with natural light, and a timeless cream Shaker-style kitchen with integrated appliances. A particularly useful utility room adds further practicality, with potential to accommodate a cloakroom, subject to the necessary consents. Upstairs, there are three well-proportioned bedrooms and a contemporary shower room.

The thoughtfully designed rear garden, with a neat low maintenance layout, provides a peaceful and inviting space for relaxation and entertaining.

To the front, the garden has been cleverly arranged to combine a paved driveway offering parking for several vehicles with an area of lawn. Established planting along the borders adds a softer touch, creating an attractive balance between practicality and greenery.

Situated in a popular location on the outskirts of Herne Bay, a traditional seaside town offering a wide range of amenities, this appealing home combines comfortable living with everyday convenience.

£285,000









Entrance Hall
Composite front door. Radiator. Laminate flooring. Stairs to the first floor.

Sitting Room
16' x 9'11 (4.88m x 3.02m)
Upvc double glazed windows to the front and rear aspects. Feature fireplace. Vertical radiator. Television and telephone points. Remote thermostat control for central heating. Engineered wood flooring.

Kitchen/Diner
16' x 10' (4.88m x 3.05m)
Upvc double glazed windows to the front and rear aspects. Matching range of wall, base and drawer units. Laminate worktop with inset ceramic sink with mixer tap. Electric oven and grill, induction hob and stainless steel extractor hood. Integrated Smeg dishwasher. Integrated fridge/freezer. Radiator. Partially tiled walls. Laminate flooring.

Utility Room
9'8 x 6'1 (2.95m x 1.85m)
Upvc double glazed window and door to the rear garden. Space and plumbing for washing machine and tumble dryer. Space for fridge or freezer. Wall mounted Worcester combination boiler. Consumer unit. Laminate flooring.

Landing
Upvc double glazed window to the back of the house. Single power point. Loft access. Laminate flooring.

Principal Bedroom
13'3 x 8'9 (4.04m x 2.67m)
Upvc double glazed window to the front aspect. Radiator. Built-in wardrobe with hanging rail. Laminate flooring.

Bedroom 2
10' x 7'9 (3.05m x 2.36m)
Upvc double glazed window to the front aspect. Radiator. Built-in double wardrobe. Built-in cupboard. Laminate flooring.

Bedroom 3
10'1 x 6'11 (3.07m x 2.11m)
Upvc double glazed window to the rear aspect. Laminate flooring.

Shower Room
6'11 x 6' (2.11m x 1.83m)
Upvc double glazed obscure window to the rear aspect. Suite comprising large shower enclosure with thermostatically controlled shower, fixed rainwater shower head, handheld shower attachment and mermaid panels, vanity unit with inset wash hand basin, mixer tap and splashback tiling and concealed cistern WC. Range of cupboards. Extractor fan. Laminate flooring.

Rear Garden
Paved seating area. Raised lawn area. Established planting. Timber shed. Exterior tap. Pedestrian gate providing practical access to the garden.

Front Garden
Block paved driveway providing parking for several vehicles. Lawn area with established planting. Paved pathway to the front door.

Floorplans & Dimensions
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.

Tenure
This property is Freehold

Council Tax
Band B: £1,865.10 2026/27
We suggest that interested parties make their own investigations.

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

Herne Bay High Street (1.6 miles).

The mainline railway station (1.1 miles) with frequent links to London Victoria and St Pancras.

There is easy access to the A299 which provides a convenient link to the A2 and M2 motorway.

Whitstable is approximately 4.2 miles with its vibrant high street and picturesque seafront.

The Cathedral City of Canterbury (7.2 miles) offers a more extensive range of shopping and leisure facilities including the Marlowe theatre and a selection of excellent educational facilities.

ID Verification
Spiller Brooks Estate Agents are obligated by law to conduct ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a third-party company to carry out these checks. The fee is £27+VAT per person payable once an offer is agreed and before a memorandum of sale is issued. Please note this fee is non-refundable.



