



NAEA Licensed Estate Agents

Herne Bay

Knowler Way, Herne Bay, Kent, CT6 6LU

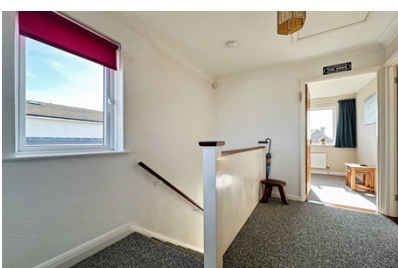
£475,000



****WATCH OUR NARRATED VIDEO WALKTHROUGH TOUR****

NO CHAIN... PRIME LOCATION CLOSE TO THE SEA... SPECIFICALLY DESIGNED FOR EXTENSION...

Kent Estate Agencies are proud to present this extremely rare opportunity located only moments away from the sea in Beltinge, Herne Bay. Offered to the market for the first time since 1971, this



Property Information

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Kent Estate Agencies are proud to present this extremely rare opportunity located only moments away from the sea in Beltinge, Herne Bay. Offered to the market for the first time since 1971, this detached three bedroom home offers potential in abundance.

A rarely available location, Knowler Way gives you the perfect quiet location by the sea, still with easy access into the town.

The ground floor of the property presents large open spaces including the entrance hall, sitting/dining room and kitchen. The first floor of the property presents two double bedrooms and a good size third bedroom with some partial sea views. The main family bathroom is separate to the WC.

Some modernisation is needed at the property but every care has been taken by the owner to preserve the original charm and character.

The gardens are a wonderful size with a sunny aspect to enjoy throughout the year with off-road parking provided to the front of the property.

Call the exclusive sole agent Kent Estate Agencies today to book your viewing.

Non Approved Property Details

Porch

Entrance Hall

Sitting/Dining Room 23' 1 x 12' 11 (7.04m x 3.94m)

Kitchen 16' 0 x 9' 0 (4.88m x 2.75m)

Landing

Bedroom One 11' 8 x 11' 7 (3.56m x 3.38m)

Bedroom Two 11' 11 x 10' 1 (3.64m x 3.05m)

Bedroom Three 8' 6 x 8' 1 (2.6m x 2.44m)

Bathroom 5' 5 x 5' 5 (1.66m x 1.66m)

WC

Garage 17' 1 x 9' 2 (5.21m x 2.8m)

Front Garden & Driveway

Rear Garden 100' 0 x 48' 0 (30.48m x 14.64m)

Main Services

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.



Heating

Central heating is provided by a gas fired boiler and hot water radiators as indicated in these particulars.

Windows

The windows are UPVC double glazed units.

Tenure

The property is to be sold Freehold with vacant possession.

Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax Band E. The amount payable under tax band E for the year 2024/2025 is £2,684.94.

Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

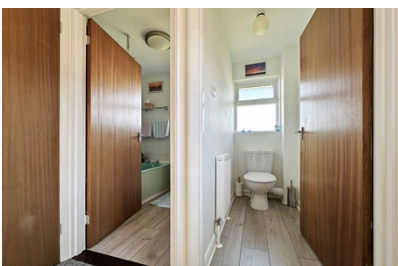
Agent Notes

Kent Estate Agencies gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property.

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For a free valuation of your property contact the number on this brochure. Printed2020

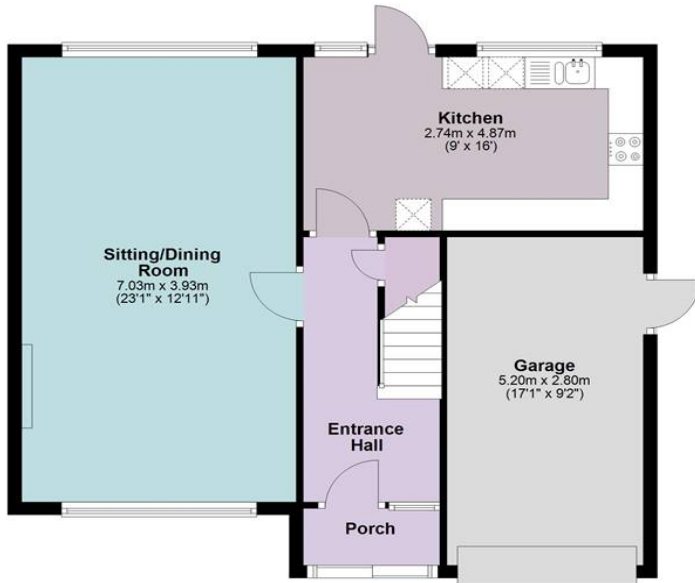






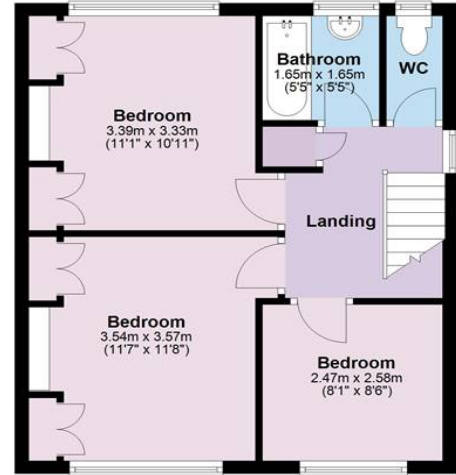
Ground Floor

Main area: approx. 52.1 sq. metres (560.3 sq. feet)
Plus garages, approx. 14.6 sq. metres (156.7 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



Main area: Approx. 94.1 sq. metres (1013.1 sq. feet)
Plus garages, approx. 14.6 sq. metres (156.7 sq. feet)
1 Knowler Way, Herne Bay

Energy performance certificate (EPC)

1 Knowler Way HERNE BAY CT6 6LU	Energy rating	Valid until:	3 March 2035
	D	Certificate number:	0310-2577-0470-2405-1721

Property type	Detached house
Total floor area	92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		