

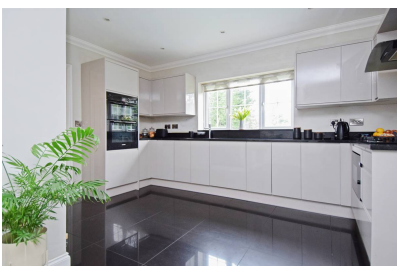


NAEA Licensed Estate Agents

Herne Bay

St. Augustines Court, Herne Bay, Kent, CT6 5UE

£600,000



RARE OPPORTUNITY WITHIN AN EXCLUSIVE DEVELOPMENT... A substantial family home overlooking the green in the exclusive St Augustines Court which is a select development built by Ward homes on the outskirts of Herne Bay.

Built in the style known as 'The Brenchley', there is no compromise for space here with rooms of elegant proportion and a versatile layout with two principal reception rooms and a separate study.

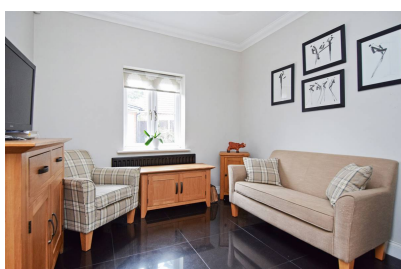
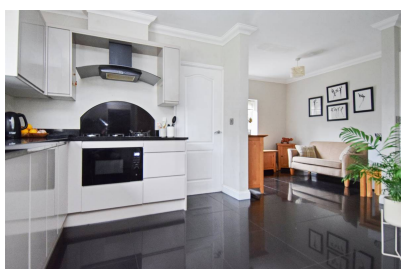
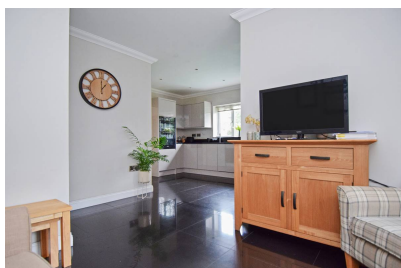
✉ hernebay@kent-estate-agencies.co.uk

☎ 01227 367441

📍 99, Mortimer Street, Herne Bay, CT6 5ER

www.kea.org.uk





Property Information

RARE OPPORTUNITY WITHIN AN EXCLUSIVE DEVELOPMENT... A substantial family home overlooking the green in the exclusive St Augustines Court which is a select development built by Ward homes on the outskirts of Herne Bay.

Built in the style known as 'The Brenchley', there is no compromise for space here with rooms of elegant proportion and a versatile layout with two principal reception rooms and a separate study. The open plan kitchen/breakfast/family room offers plenty of room to socialise in, whilst a conservatory overlooks the rear garden.

Leading upstairs, a beautiful galleried landing then presents five great size bedrooms with two benefiting from en-suite facilities. A contemporary family bathroom, cloakroom and a utility room concludes the generous accommodation on offer.

The rear garden enjoys an excellent degree of privacy and a gated driveway leads to a detached double garage.

All in all, a fine example of a modern executive home which has been lovingly maintained and updated during the current owners tenure.

Approved Property Details

Entrance Hall 11' 10 x 10' 4 (3.61m x 3.15m)

Double glazed front entrance door. Radiator. Coved ceiling. Under stairs storage cupboard. Balustrade staircase leading to first floor. Tiled flooring.

Cloakroom 5' 5 x 4' 10 (1.66m x 1.48m)

Suite in white comprising close coupled WC and wash hand basin. Radiator. Frosted window to front. Tiled flooring.

Lounge 16' 9 x 12' 3 (5.11m x 3.74m)

Coved ceiling. Window to front. Capped gas point for gas fire. Two radiators. TV point. Phone point. Power points.

Dining Room 14' x 11' (4.27m x 3.36m)

Radiator. Power points. Oak flooring. French doors to conservatory.

Study 9' 6 x 7' 5 (2.9m x 2.27m)

Coved ceiling. Window to front. Radiator. Power points. Phone point.

Conservatory 11' x 9' 10 (3.36m x 3m)

Windows to side and rear overlooking the rear garden. French doors to rear garden. Engineered oak flooring.

Kitchen 18' 4 x 13' 3 (5.59m x 4.04m)

The kitchen is planned with a matching range of wall and base units arranged on three walls with inset sink unit. Quartz work surfaces. 5 ring gas hob with extractor above and built in eye level fan assisted electric double oven. Integrated dishwasher. Windows to side and rear. Power points. Downlighters. Tiled flooring.

Utility Room 8' 8 x 4' 11 (2.65m x 1.5m)

Range of matching base units. Partially tiled walls. Work surfaces. Power points. Plumbing for washing machine. Wall mounted gas boiler. Tiled flooring. Door to rear garden.

Galleried Landing 15' x 10' including stairwell (4.58m x 3.05m)

Radiator. Power points. Airing cupboard.

Bedroom One 16' 1 x 12' 7 including built in wardrobes (4.91m x 3.84m)

Window to rear. Range of ceiling height built in wardrobe cupboards. Radiator. Power points. Door to en suite.

En suite 9' x 5' 9 (2.75m x 1.76m)

Suite in white comprising fully tiled double shower cubicle, wall hung wash hand basin, and close coupled WC. Chrome heated towel rail. Tiled walls. Frosted window to rear. Downlighters. Tiled flooring. Extractor fan.

Bedroom Two 12' x 10' 2 including built in wardrobes (3.66m x 3.1m)

Window to rear. Built in double wardrobe cupboard. Radiator. Power points. TV point. Door to en suite.



En Suite to Bedroom Two 9' x 5' 7 (2.75m x 1.71m)

Suite comprising wash hand basin set into vanity unit, close coupled WC, and fully tiled shower unit. Chrome heated towel rail. Frosted window to rear. Downlighters. Extractor fan.

Bedroom Three 11' 8 x 9' 9 (3.56m x 2.98m)

Window to front. Built in wardrobe cupboard. Radiator. Power points.

Bedroom Four 11' 10 x 10' 5 (3.61m x 3.18m)

Window to front. Built in wardrobe cupboard. Radiator. Power points.

Bedroom Five 8' 10 x 7' 2 (2.7m x 2.19m)

Window to front. Built in wardrobe cupboard. Power points.

Bathroom

Suite in white comprising panelled bath, separate fully tiled shower cubicle, wash hand basin set into vanity unit, and close coupled WC. Tiled walls. Tiled flooring.

Rear Garden 86' 2 x 33' 2 (26.26m x 10.11m)

Mainly laid to lawn with flower beds, bushes and shrubs. Large decked seating area. Personal door to detached double garage. Side access.

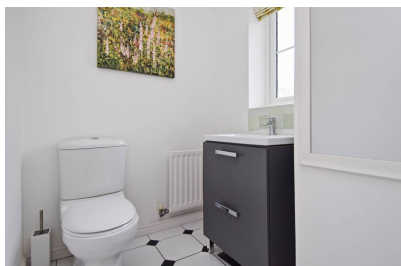


Main Services

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

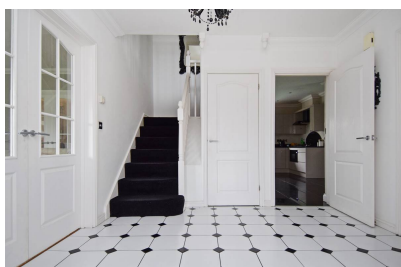
The windows are generally of UPVC double glazed sealed units.

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 F. The amount payable under tax band F for the year 2025/2026 is £3,326.92.



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.

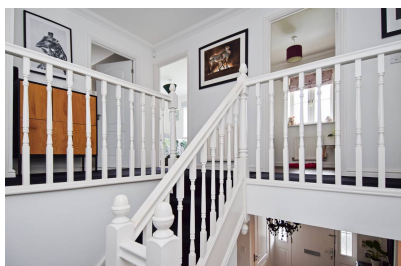
Agent Notes

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.

No person in the employment of Kent Estate Agencies has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

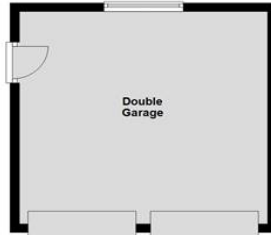
For a free valuation of your property contact the number on this brochure.



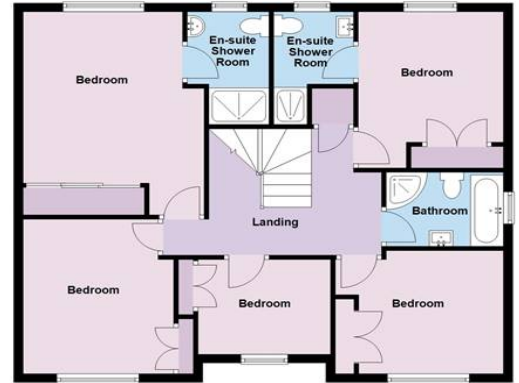




Ground Floor
Approx. 97.8 sq. metres (1053.2 sq. feet)



First Floor
Approx. 86.1 sq. metres (926.9 sq. feet)



Total area: approx. 184.0 sq. metres (1980.1 sq. feet)
28 St Augustines Court, Herne Bay

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in 68% of fixed outlets	Good
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 129 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,607 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £149 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 11,260 kWh per year for heating
- 2,990 kWh per year for hot water