

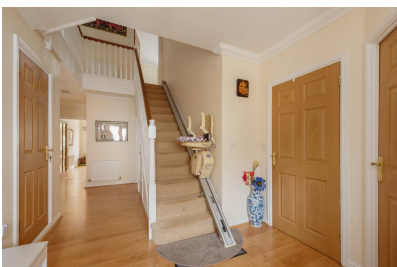


NAEA Licensed Estate Agents

Herne Bay

Pochard Crescent, Herne Bay, Kent, CT6 5SZ

£585,000



NO FORWARD CHAIN - This substantial executive home is situated within the exclusive Stillwater Park; argued to be Herne Bay's finest development. The setting is just beautiful, well spaced apart homes with immaculately maintained lawns and attractive ponds.

Covering an impressive 2326 sq ft (216).

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www.kea.org.uk





Property Information

NO FORWARD CHAIN - This substantial executive home is situated within the exclusive Stillwater Park; argued to be Herne Bay's finest development. The setting is just beautiful, well spaced apart homes with immaculately maintained lawns and attractive ponds.

Covering an impressive 2326 sq ft (216.1 sq m), the property is known as the 'Kingsdown' and is the flagship build for the development with its unrivalled living accommodation and palatial size bedrooms.

The large entrance hall provides an immediate sense of grandeur with a double height ceiling and attractive balustrade staircase.

There are two principal reception rooms, a study and a conservatory so the living accommodation really is unmatched in terms of value for money. The separate dining room has a vaulted ceiling with picture window which proves to be a real favoured feature for this style build.

The kitchen/breakfast room is a superb size and is packed with integrated appliances whilst a utility room and cloakroom complete the ground floor accommodation.

Moving upstairs and the spacious galleried landing then leads to five double size bedrooms with two boasting en-suite shower rooms. A family bathroom with bath and shower cubicle also benefits the first floor.

Externally, the property has well kempt rear which is mainly laid to lawn with a patio area and established flowers and shrubs. The front boasts a large block paved driveway, providing ample off-road parking and leads to a double integral garage. The garage has been partially converted to provide additional office space but this can be reverted back with ease and the garage door is still in situ.

Properties of this particular style build rarely come available within this highly desirable location. Call the exclusive sole agents, Kent Estate Agencies, to arrange your viewing appointment.

Location:

Stillwater Park is argued to be the most exclusive and most sought after development in the fast 'up-and-coming' seaside town of Herne Bay where a good range of leisure amenities are on offer including rowing, sailing and yacht clubs along with a swimming pool and cinema. The town also benefits from independent boutiques & mainstream outlets, cafes and restaurants. The highly sought after Herne Bay High School is just around the corner meaning you are within the limited catchment area. The vibrant harbour town of Whitstable is only 4.7 miles distant which enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The Cathedral city of Canterbury is just 7.7 miles away with its theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. Excellent transport links are nearby with Herne Bay mainline train station being an approximate 7 minutes walk away providing High Speed rail links to London St Pancras in approximately 85 minutes. Easy access to the A299 is nearby providing road links to London via the M2.

Approved Property Details

Entrance Hall

Double glazed front entrance door. Phone point. Window. Under stairs storage cupboard. Power points. Balustrade staircase leading to first floor. Laminate flooring.

Cloakroom 5' 2 x 4' 0 (1.58m x 1.22m)

Suite in white comprising close coupled WC. Radiator. Frosted window to side. Tiled flooring.

Lounge 15' 3 x 13' 10 (4.65m x 4.22m)

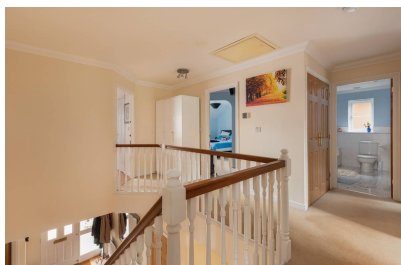
Feature fireplace housing gas fire. Radiator. TV point. Power points. French doors to conservatory. Laminate flooring.

Dining Room 14' 11 x 10' 6 (4.55m x 3.21m)

Windows to rear overlooking rear garden. Radiator. Power points. Laminate flooring. French doors to rear garden.

Family Room 8' 4 x 8' 1 (2.54m x 2.47m)

Window to front. Radiator. Power points. Laminate flooring. Phone point.



Conservatory 6' 3 x 12' 2 (1.91m x 3.71m)

Windows to rear overlooking rear garden. Power points. Radiator. French doors to rear garden. Laminate flooring.

Kitchen/Breakfast Room 16' 8 x 14' 0 (5.08m x 4.27m)

The kitchen is planned with a matching range of wall and base units arranged on four walls. Inset stainless steel 1 1/2 bowl sink unit. Work surfaces. Gas AEG 5 ring gas hob with stainless steel NEFF extractor hood above and built-in eye level fan assisted electric double oven. Integrated NEFF dishwasher. Integrated NEFF microwave. Windows to side and rear overlooking rear garden. Power points. Downlighters. Tiled flooring. Door to utility room.



Utility Room 6' 5 x 5' 6 (1.96m x 1.68m)

Range of matching wall and base units. Inset stainless steel sink unit. Work surfaces. Power points. Plumbing for washing machine. Tiled flooring. Door to rear garden.

Galleried Landing

Radiator. power points. Double airing cupboard housing water cylinder.

Master Bedroom 14' 6 x 12' 10 (4.42m x 3.92m)

Window to front. Built-in double wardrobe. Radiator. Power points. TV point. Phone point. Laminate flooring.



En-Suite to Master Bedroom 9' 8 x 7' 5 (2.95m x 2.27m)

Suite in white comprising panelled bath, double separate fully tiled shower cubicle, wash hand basin set into vanity unit and close coupled WC. Chrome heated towel rail. Radiator. Partially tiled walls. Frosted window to side. Downlighters. Tiled flooring. Extractor fan.

Bedroom Two 15' 3 x 14' 3 At Maximum Points (4.65m x 4.35m)

Window to front. Built-in double wardrobe. Radiator. Power points. TV point.



En-Suite to Bedroom Two 9' 1 x 3' 10 (2.77m x 1.17m)

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

Bedroom Three 10' 9 x 10' 2 (3.28m x 3.1m)

Window to rear. Built-in double wardrobe. Radiator. Power points.

Bedroom Four 12' 8 x 10' 3 At Maximum Points (3.87m x 3.13m)

Window to rear. Radiator. Power points. Laminate flooring.



Bedroom Five 10' 1 x 9' 5 (3.08m x 2.88m)

Window to rear. Built-in double wardrobe. Radiator. Power points. Laminate flooring.

Bathroom 9' 5 x 6' 10 (2.88m x 2.09m)

Suite in white comprising panelled bath, separate fully tiled shower cubicle, wash hand basin set into vanity unit and close coupled WC. Chrome heated towel rail. Partially tiled walls. Frosted window to side. Downlighters. Marble tiled flooring. Extractor fan.

Garage 17' 2 x 9' 7 (5.24m x 2.93m)

Integral garage. Up and over doors. Power points and light.

Store Room 16' 9 x 10' 0 (5.11m x 3.05m)

Former half of the double garage. Power points.



Rear Garden 44' 9 x 44' 4 (13.65m x 13.51m)

The rear garden is mainly laid to lawn with flower beds, bushes and shrubs. Decked seating area and paved patio. Side access.

Driveway 22' 7 x 41' 3 (6.89m x 12.58m)

Large block paved driveway providing off-road parking for multiple vehicles.

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 situated in the garage and hot water radiators as indicated in these particulars.

Windows

The windows are 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 2024/2025 is £3,173.11.

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.

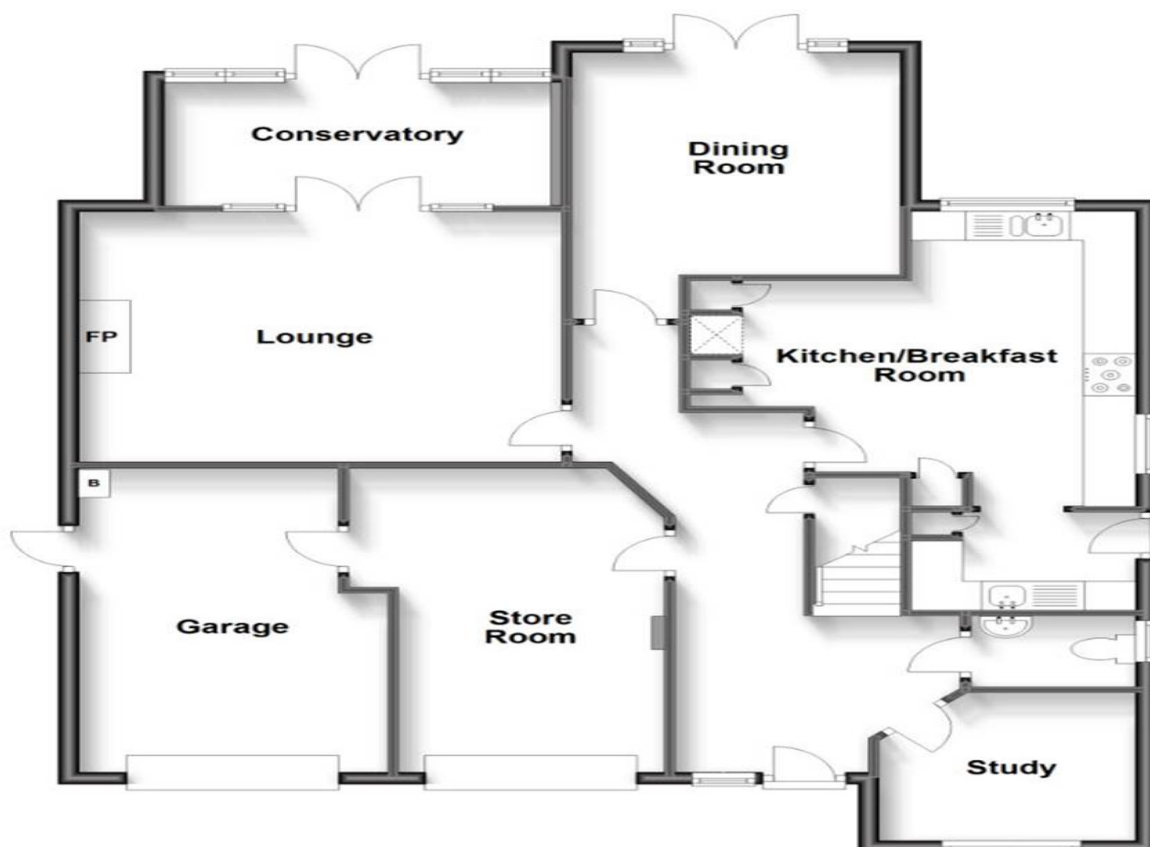
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For a free valuation of your property contact the number on this brochure.



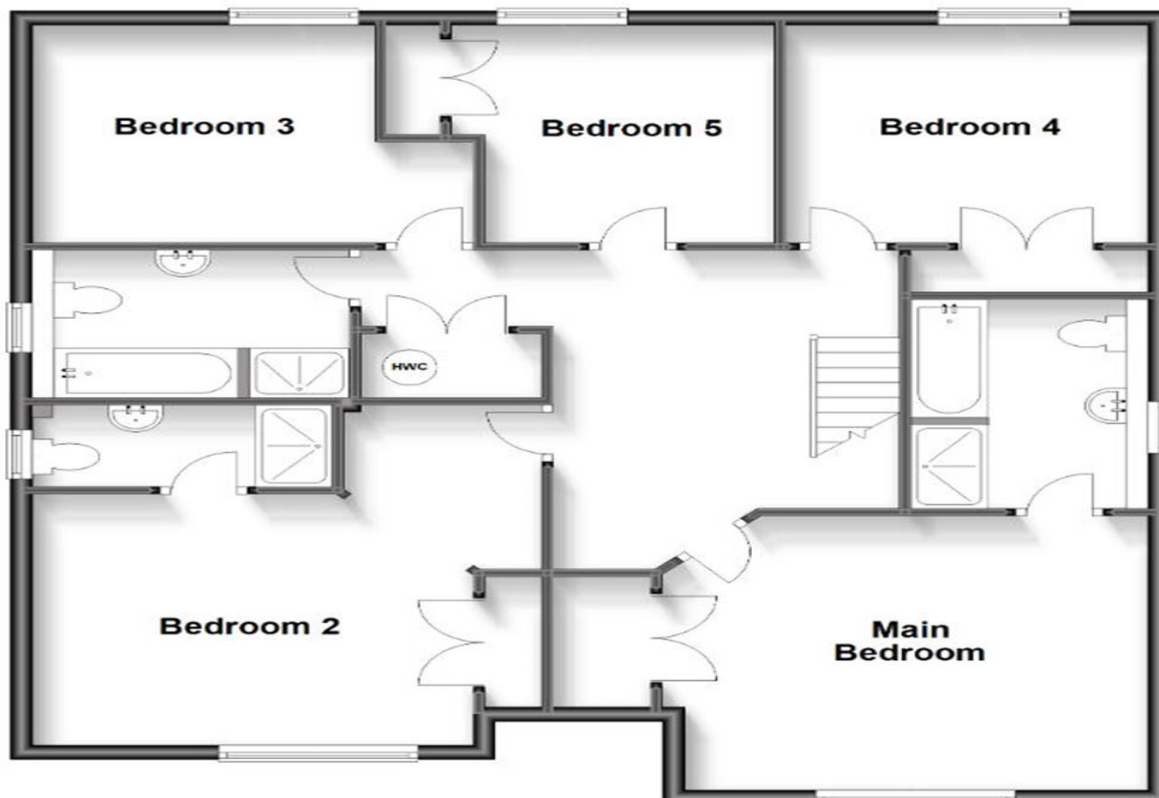
Ground Floor

Approx. 119.0 sq. metres (1281.1 sq. feet)



First Floor

Approx. 105.8 sq. metres (1138.7 sq. feet)



Energy performance certificate (EPC)

44 Pochard Crescent
HERNE BAY
CT6 5SZ

Energy rating

C

Valid until: 10 May 2033

Certificate number: 8600-1691-0422-7298-3573

Property type: Detached house

Total floor area: 185 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 C. 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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		