



NAEA Licensed Estate Agents

Herne Bay

Kittiwake Close, Herne Bay, Kent, CT6 6JS

£445,000



*** WATCH OUR VIDEO WALK THROUGH TOUR ***

VACANT & CHAIN FREE PROPERTY... Tucked away within the highly desirable 'Castle Chase' development is this attractive detached family home.

Built by Redrow homes, this style of house is called the 'Rhodes', a well arranged and designed family home favoured by many for its spacious living accommodation and good size bedrooms.

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www.kea.org.uk





Property Information

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VACANT & CHAIN FREE PROPERTY... Tucked away within the highly desirable 'Castle Chase' development is this attractive detached family home.

Built by Redrow homes, this style of house is called the 'Rhodes', a well arranged and designed family home favoured by many for its spacious living accommodation and good size bedrooms.

A large lounge/diner opens into a wonderfully bright conservatory, which overlooks the rear garden.

A great size kitchen/breakfast room and a downstairs WC completes the ground floor.

The spacious landing then presents a family bathroom and four good size bedrooms with the principle also boasting an updated en-suite.

Externally the property enjoys a nice size rear garden with a large cabin/workshop which is mainly laid with low maintenance stones with a paved patio area, whilst ample off-road parking is provided to front via the driveway.

Enviably cliff top walks are nearby and Reculver National Park with its historic Roman Fort.

Bus stops can be found on Reculver Road which provides services to Herne Town centre (2.4 miles away) and other neighbouring towns. The OUTSTANDING 'Ofsted' rated Reculver C.O.E Primary School is also within walking distance.

Call the sole agents, Kent Estate Agencies on 01227 367441 to arrange your viewing appointment today.

Approved Property Details

Entrance Hall

Double glazed UPVC front entrance door. Radiator. Power points. Stairs leading to first floor. Wood flooring.

Cloakroom

Suite in white comprising wash hand basin and low level WC. Local splash back tiling. Radiator. Extractor fan. Wood flooring.

Lounge/Diner 26' 5 x 10' 11 (8.06m x 3.33m)

Feature fireplace. Coved ceiling. Bay window to front. Radiator. TV point. Power points. Wood flooring.

Conservatory 14' 7 x 9' 9 (4.45m x 2.98m)

The conservatory is of brickwork construction with a timber frame. Windows to rear. French doors to rear garden. Power points. Radiator. Wood flooring.

Kitchen/Breakfast Room 15' 4 x 9' 4 (4.68m x 2.85m)

The kitchen is planned with a matching range of wall and base units arranged on two walls. Inset ceramic 1 1/2 bowl sink unit. Work surfaces. Electric hob with stainless steel extractor hood. Built in fan assisted electric oven. Plumbing for dishwasher. Window to rear. Power points. Radiator. Tiled flooring.

Utility Room

Range of matching wall and base units. Inset stainless steel 1 1/2 bowl sink unit. Partially tiled walls. Work surfaces. Power points. Plumbing for washing machine. Wall mounted Vaillant combination gas boiler supplying hot water and central heating. Door to rear garden.

Landing

Access to insulated and partly boarded loft with light. Radiator. Power points. Cupboard.

Bedroom One 12' 11 x 10' 11 (3.94m x 3.33m)

Bay window to front. Built in wardrobe cupboards. Radiator. Power points. TV point. Door to en suite.

En Suite

Suite in white comprising fully tiled shower cubicle, wash hand basin, and close coupled WC. Radiator. Partially tiled walls. Frosted window to front. Tiled flooring. Extractor fan.

Bedroom Two 13' 6 x 8' 7 (4.12m x 2.62m)

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



Bedroom Three 10' 10 x 9' 8 (3.31m x 2.95m)
Window to rear. Radiator. Power points. TV point.

Bedroom Four 8' 5 x 8' 4 (2.57m x 2.54m)
Window to rear. Radiator. Power points. TV point.

Bathroom

Suite in white comprising panelled bath with shower unit over and screen to side, wash hand basin, and close coupled WC. Radiator. Partially tiled walls. Frosted window to rear. Extractor fan.



Garage 17' 3 x 8' 5 (5.26m x 2.57m)
Up and over door. Power and light.

Workshop 19' 5 x 9' 6 (5.92m x 2.9m)
Power and light.

Front Garden & Driveway

Rear Garden



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 Valliant gas fired boiler situated in the utility room and hot water radiators as indicated in these particulars.

Windows

The windows are double glazed UPVC 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

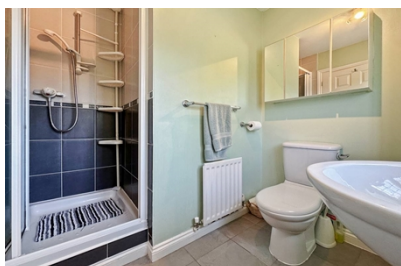
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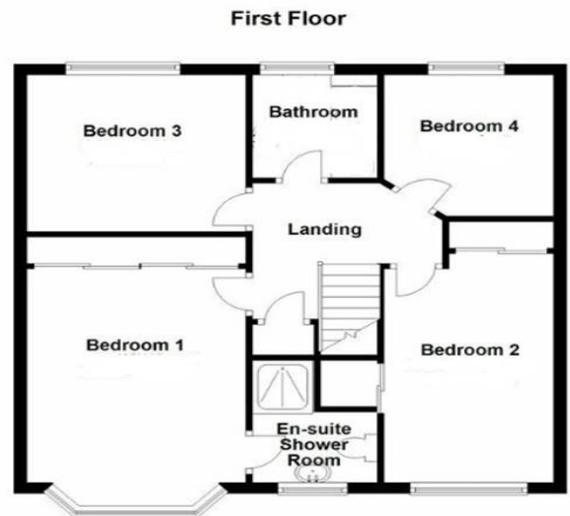
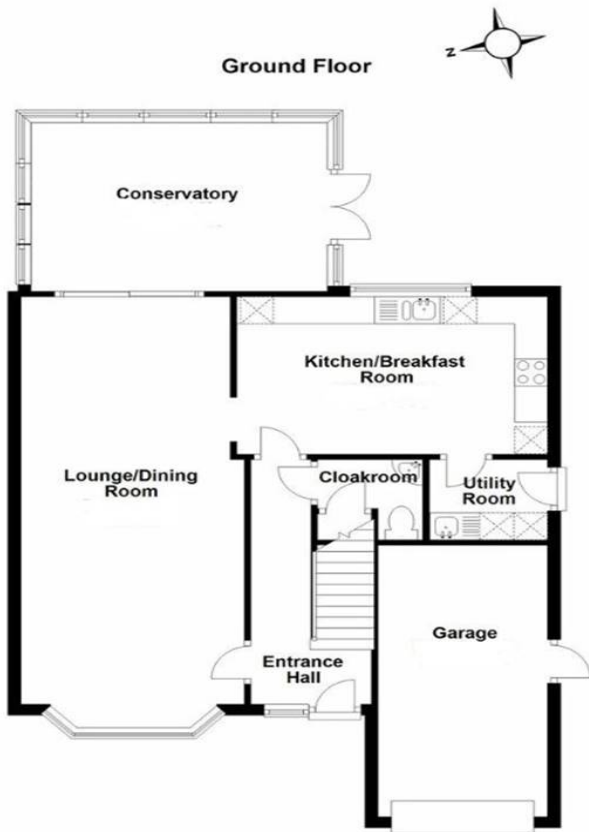
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For a free valuation of your property contact the number on this brochure. Printed2024







Total area: approx. 141.0 sq. metres (1517.7 sq. feet)
28 Kittiwake Close, Herne Bay

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, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 78% of fixed outlets	Very good
Floor	Suspended, limited insulation (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 172 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,836 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 £174 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 9,266 kWh per year for heating
- 2,283 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	3.5 tonnes of CO ₂
This property's potential production	2.1 tonnes of CO ₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.