



24 East Street, Herne Bay, CT6 5HH
£330,000



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Introducing a truly unique and quirky property located in the sought-after area of Herne Bay. Set across three floors, this home boasts a plethora of features that make it truly special. From the open fire in the lounge to the double-glazed sash windows and wooden flooring, this property exudes character at every turn.

The ground floor welcomes you with two reception rooms, providing ample space for entertaining and relaxation. The highlight of this level is the galleried garden room, which leads seamlessly to the private garden. Enjoy the delights of outdoor living, whether hosting gatherings or simply unwinding in your own oasis. The kitchen is a true standout, featuring a ladder that leads to an additional room on a mezzanine level. This versatile space can serve as a store room, library, or a room for your hobbies and passions.

Ascending to the first floor, you'll find a generously sized main bedroom that offers a tranquil retreat after a long day. A further double bedroom on this level ensures ample space for guests or family members. The compact yet indulgent modern bathroom adds a touch of luxury to your daily routine.

Continuing up to the second floor, you'll discover a unique bedroom boasting beamed and sloping ceilings, adding to the character and charm of this home. This bedroom also features an en-suite shower room, providing privacy and convenience.

The rear garden is a hidden gem, offering a private sanctuary where you can relax and recharge. Whether enjoying a morning coffee or basking in the sunshine, this retreat is perfect for unwinding. Additionally, the proximity to the seafront means you can take leisurely strolls along the coast, soaking in the breathtaking views and the refreshing sea breeze.

A place to call home for those who appreciate the combination of historic features and modern comforts. Embrace the opportunity to own a property filled with character and charm, and contact us arrange a viewing.

EPC Rating E

Council Tax: B

Tenure: Freehold

Description

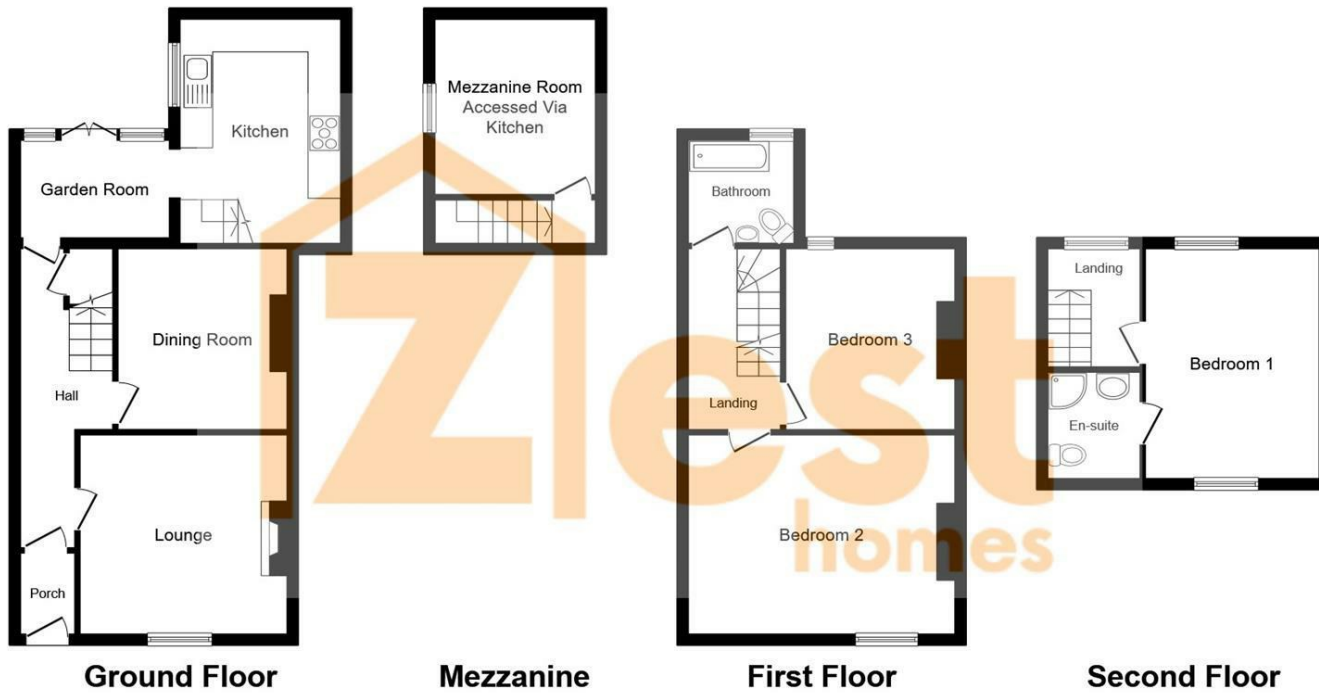
Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

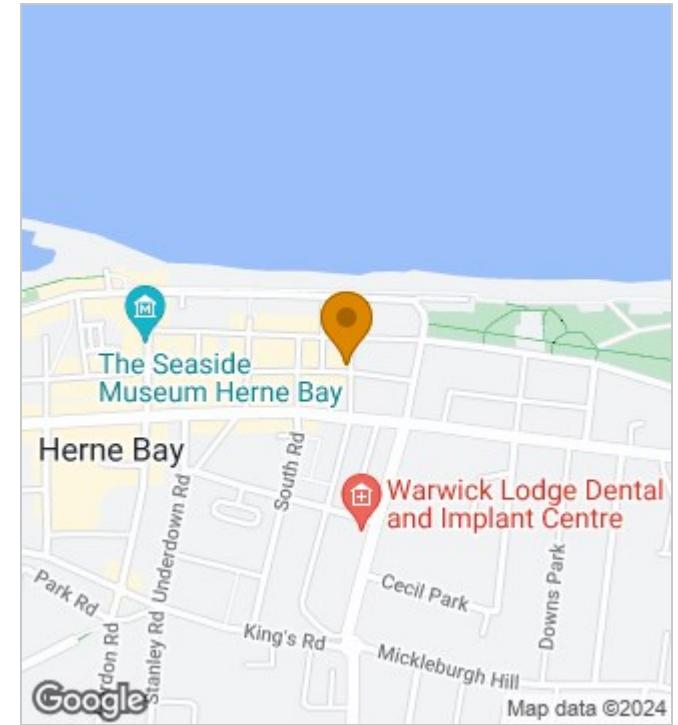
Situation

Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.





Sizes and dimensions are approximate, actual may vary.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	45	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 www.zesthomes.uk

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