



**9 Westlands Road, Herne Bay, CT6 7QP**  
**£300,000**



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Nestled on Westlands Road, this charming two-bedroom semi-detached bungalow in Greenhill offers a tranquil retreat for comfortable living. The well-presented lounge features a fireplace and ample natural light, while the kitchen provides access to the manicured garden. Two double bedrooms and a stylish bathroom complete the interior space. With well-maintained gardens to the front and back, this property promises a serene lifestyle in a desirable location, close to amenities and transport links. Don't miss the opportunity to experience the peaceful charm of Greenhill living – book your viewing today!

Situated in the desirable neighborhood of Greenhill, residents benefit from a peaceful setting while still enjoying proximity to a host of amenities. Local shops, schools, and recreational facilities are within easy reach, ensuring convenience for everyday needs. Additionally, the area boasts excellent transport links, making it easy to explore the wider region.

Call to view!

## Description

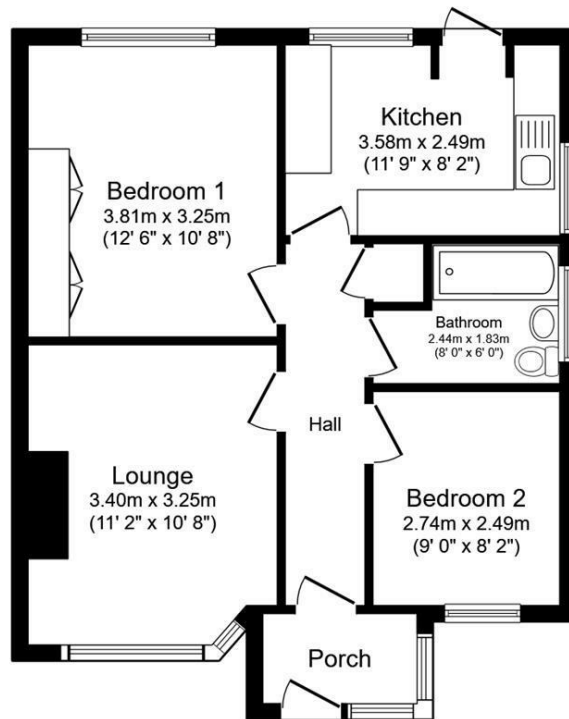
### Agents Notes:

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.

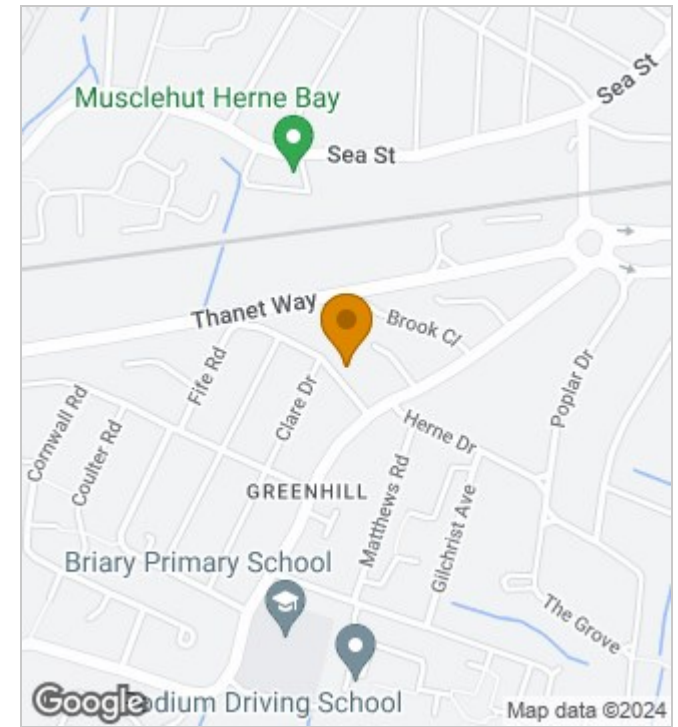




**Floor Plan**  
Floor area 54.6 m<sup>2</sup> (588 sq.ft.)

TOTAL: 54.6 m<sup>2</sup> (588 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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