



**5 Crown Hill Road, Herne Bay, CT6 8DB**  
**£485,000**



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Zest Homes, is presenting a captivating semi-detached bungalow, now available for sale. This property is a remarkable blend of traditional charm and modern elegance, making it a unique find. The home boasts three spacious double bedrooms, offering plenty of room for family and guests alike. The bathroom has been newly refurbished and features a free-standing bath, separate shower cubicle and a heated towel rail, ensuring a luxurious experience.

The heart of this home, however, is the spacious kitchen. It is an open-plan space equipped with modern appliances, a utility room and a dining area that brings in an abundance of natural light with the skylight flooding light into this space, leading to a cosy family sitting room located from the dining area.

One of the unique features of this property is the open-plan layout, making it an ideal space for hosting and family living. The recent renovations add a fresh, contemporary touch to the home. Plus, the property comes with parking, adding to its convenience.

The location is another highlight, with nearby schools and ample walking and cycling routes. This setting offers the perfect balance between nature and community amenities, a perfect spot for those who love the outdoors and appreciate the convenience of easy access to local facilities. This property is a beautiful, recently renovated home waiting for its new owners to create lasting memories.

## Description

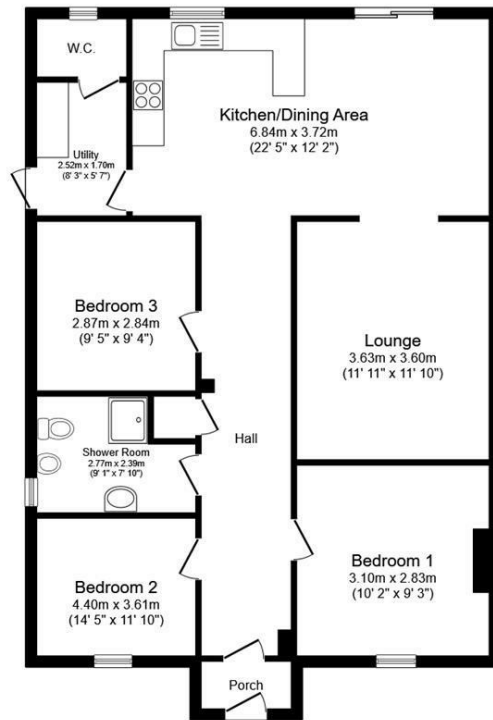
### Agents Notes:

1. Money Laundering Regulations: All sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot 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 buyer's responsibility 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.



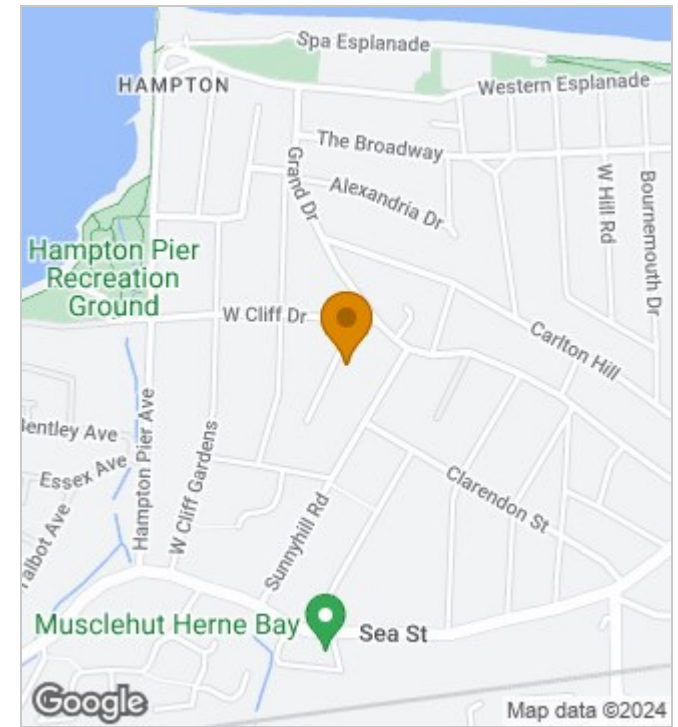


### Floor Plan

Floor area 104.2 sq.m. (1,122 sq.ft.)

TOTAL: 104.2 sq.m. (1,122 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>83</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	

190 High Street, Herne Bay, Kent, CT6 5AP  
 Tel: 01227 949291 | Email: [sales@zesthomes.uk](mailto:sales@zesthomes.uk)  
[www.zesthomes.uk](http://www.zesthomes.uk)

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