



**4 Arkley Road, Herne Bay, CT6 5SL**  
**Offers over £250,000**



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Nestled on Arkley Road in Herne Bay, this charming two-bedroom semi-detached home is brimming with potential. Well-maintained over the years, the property is ready for someone with vision to update and modernise it to their taste.

The ground floor features a cozy lounge, a spacious kitchen/dining room perfect for family meals, and a convenient bathroom. On the first floor, you'll find two generous double bedrooms and a WC, ensuring comfort and practicality.

Additional highlights include gas central heating, front and rear gardens offering ample outdoor space, and the advantage of being sold with no chain, ensuring a straightforward purchase.

This home is a fantastic opportunity for those looking to infuse their personal style and give it a new lease of life. Don't miss out on this chance to create your dream home in a desirable location. Call now to arrange a viewing!

Tenure: Freehold  
EPC Rating D  
Council Tax Band: B

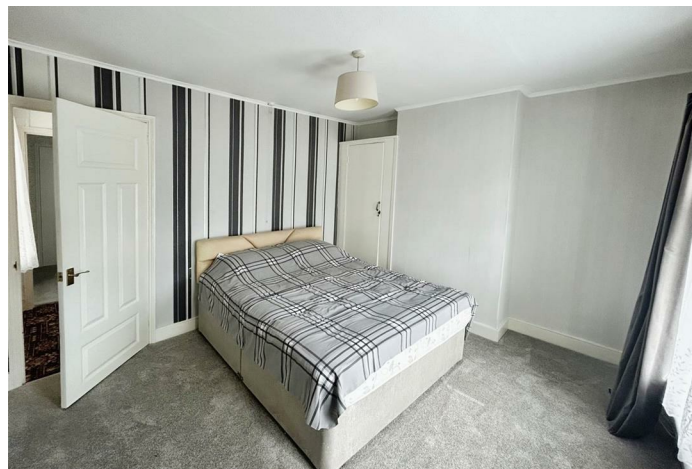
## Description

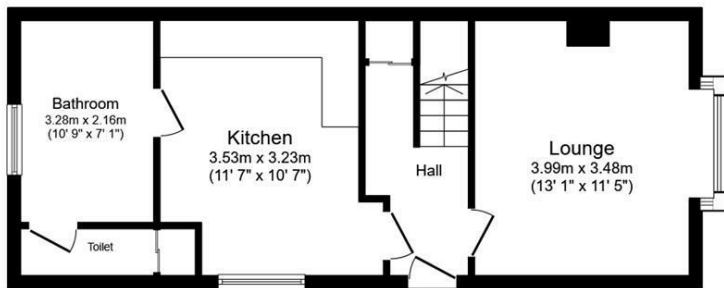
### Agents Notes:

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 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 holds 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.

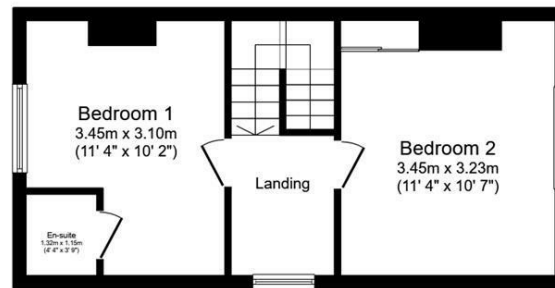
## Situation

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.





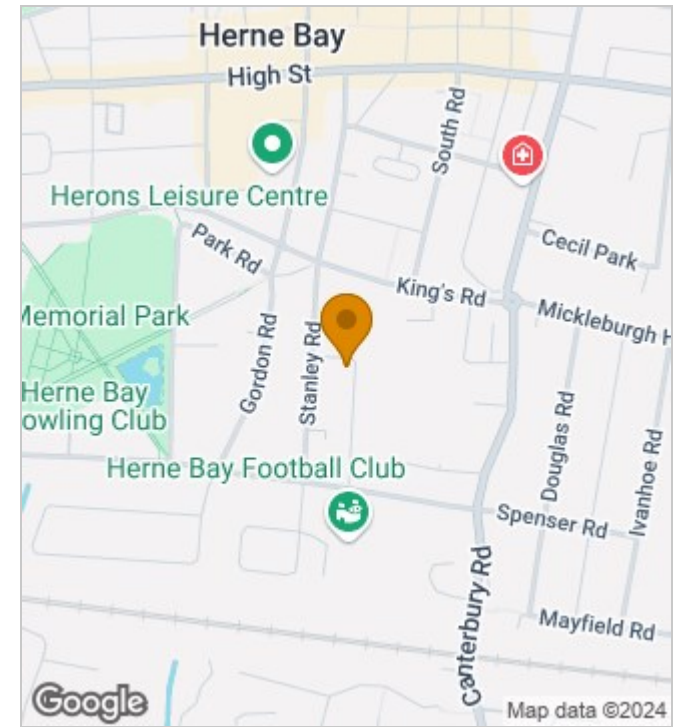
**Ground Floor**  
Floor area 45.6 m<sup>2</sup> (490 sq.ft.)



**First Floor**  
Floor area 35.5 m<sup>2</sup> (382 sq.ft.)

**TOTAL: 81.1 m<sup>2</sup> (873 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>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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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www.zesthomes.uk

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