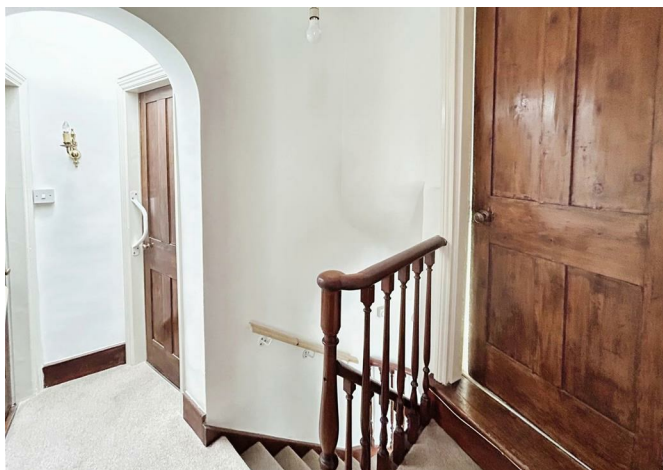




**48 Bank Street, Herne Bay, CT6 5AN**  
**Offers over £245,000**





## 48 Bank Street, Herne Bay, CT6 5AN Offers over £245,000

Nestled in the heart of Herne Bay, this delightful double-fronted cottage offers the perfect blend of traditional charm and modern convenience. Located on Bank Street, this property enjoys a prime, central position within easy reach of the town center, beach, and a short stroll to the railway station—ideal for commuters and those seeking a seaside retreat.

As you step inside, you'll be greeted by the character and warmth that this cottage exudes. The lounge and dining room both feature charming fireplaces, providing cozy spaces for relaxation and entertaining. The sweeping banister leading to the first floor adds a touch of elegance and history to the home, making it truly unique.

The cottage-style kitchen and breakfast room is a welcoming space, perfect for morning coffee or casual dining. It leads directly into the rear courtyard garden, a tranquil spot to enjoy outdoor living and alfresco dining.

Upstairs, you'll find two double bedrooms, both filled with natural light and offering comfortable living spaces. The first floor also boasts a generously sized bathroom, a luxurious retreat with both a bath and separate shower cubicle. Originally a three-bedroom property, the current owner has converted the third bedroom making a fabulous bathroom. However, with some reconfiguration, it could easily be transformed back into a three-bedroom home if desired.

Additional potential lies in the basement, which, despite limited headspace, offers the possibility of being converted into a usable space—whether as a home office, hobby room, or additional storage. This property is perfect for those looking for a home with character, in a central location, with the convenience of modern amenities. Don't miss the opportunity to make this charming cottage your own.



## 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.

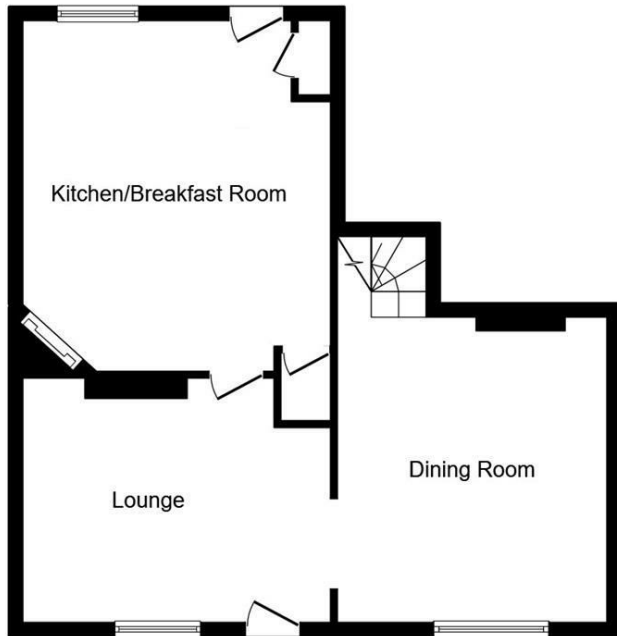
For a free no obligation valuation of your property please contact the number quoted on the property brochure.

## 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 59.3 m<sup>2</sup> (638 sq.ft.)

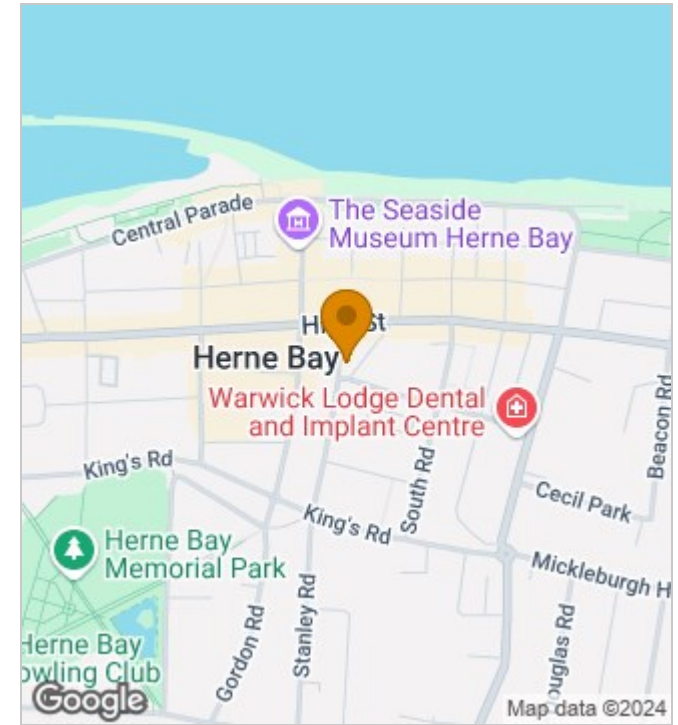


### First Floor

Floor area 53.3 m<sup>2</sup> (574 sq.ft.)

TOTAL: 112.6 m<sup>2</sup> (1,212 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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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