



25 Kingfisher Court, Herne Bay, CT6 7PL
£350,000



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First Time on the Market – No Onward Chain

This three-bedroom link-detached home in Kingfisher Court, Herne Bay, is being offered for sale for the first time since it was built in the 70s, with no onward chain. Lovingly maintained by its original owner, the property is well-kept and presents a fantastic opportunity for buyers looking to modernise and make it their own.

The home features a spacious living room, a generous kitchen/dining room, and three well-proportioned bedrooms, offering great potential for comfortable family living. A separate cloakroom WC on the ground floor adds extra convenience. Externally, a generous driveway provides ample parking, and the property benefits from a separate garage, offering secure storage. The private rear garden is ideal for outdoor entertaining and relaxation.

Situated in a sought-after location close to local amenities, popular Primary and Secondary schools, and transport links to Canterbury and London, this property is perfect for those seeking a home with both charm and potential.

Tenure: Freehold
EPC Rating C
Council Tax Band D

Description

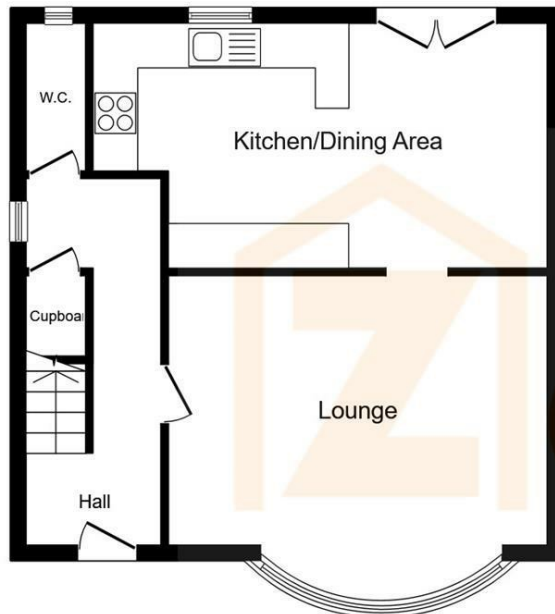
Agents Notes:

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.



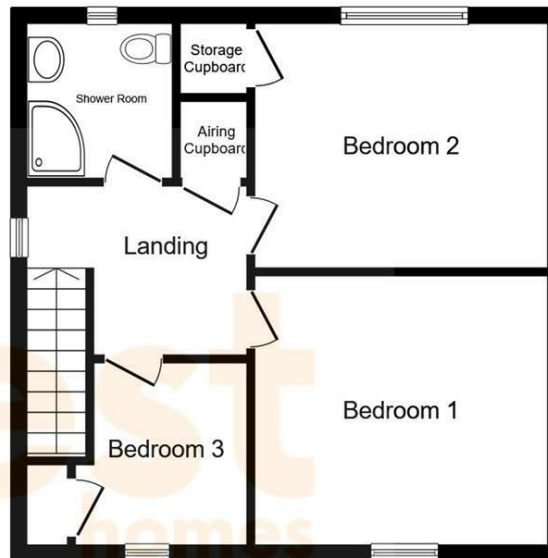


Ground Floor

Floor area 50.9 m² (547 sq.ft.)

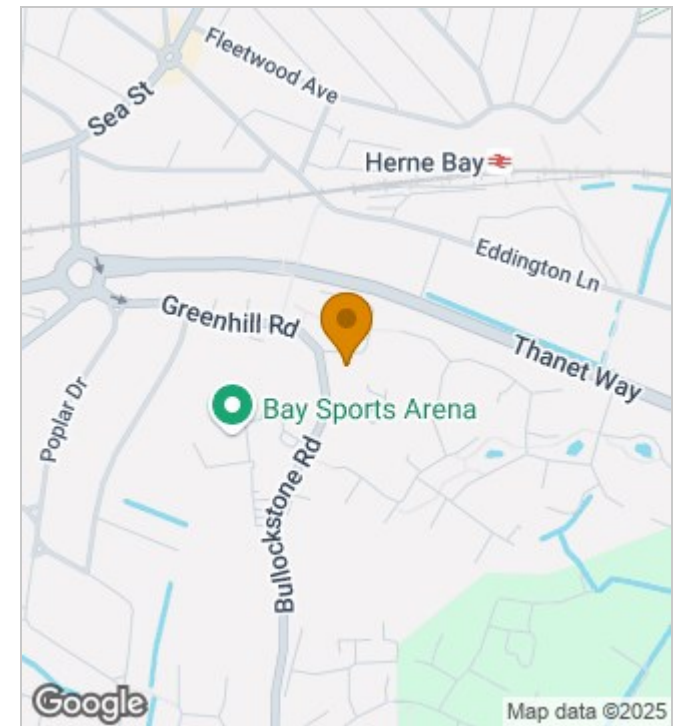
TOTAL: 99.9 m² (1,075 sq.ft.)

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



First Floor

Floor area 49.0 m² (528 sq.ft.)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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