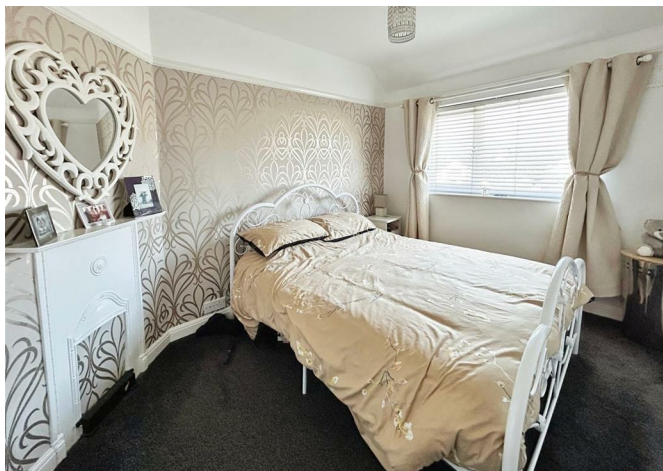




34 Greenhill Gardens, Herne Bay, CT6 8NU
£275,000



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£275,000

Welcome to this well-presented three-bedroom terrace house, perfectly positioned on the sought-after Greenhill Gardens in Herne Bay. With the Railway Station just a short walk away and the Sea Street Parade of shops nearby, convenience is right on your doorstep!

Step inside to find a bright and welcoming lounge, a spacious kitchen/diner ideal for family life or entertaining, and three comfortable bedrooms along with a well-appointed family bathroom on the first floor.

The property benefits from double glazing and central heating, keeping you warm and cosy year-round. To the front, a private driveway offers off-street parking, while to the rear, you'll be amazed by the generously sized garden – a rare and exciting feature.

There's excellent potential to extend to the rear (subject to planning), allowing you to truly make the space your own. And at the bottom of the garden lies a charming area, perfect for crafting your own wild oasis, secret retreat, or thriving vegetable patch.

With transport links, local shops, and the seafront within easy reach, this home offers the perfect blend of lifestyle, location, and potential.

Don't miss out – call today to book your viewing and explore everything this fantastic home has to offer!

Description

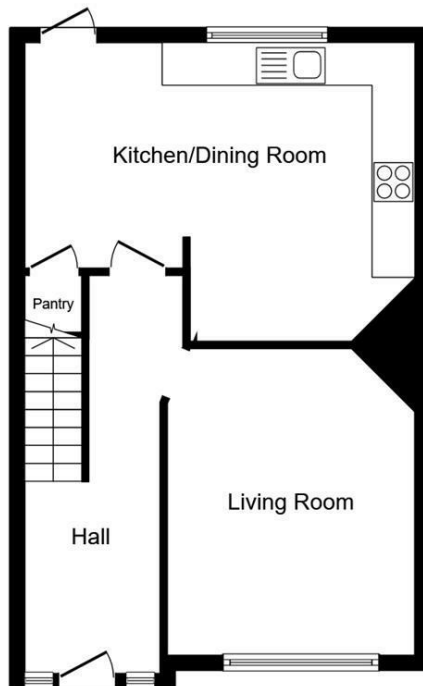
Agents Notes:

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.

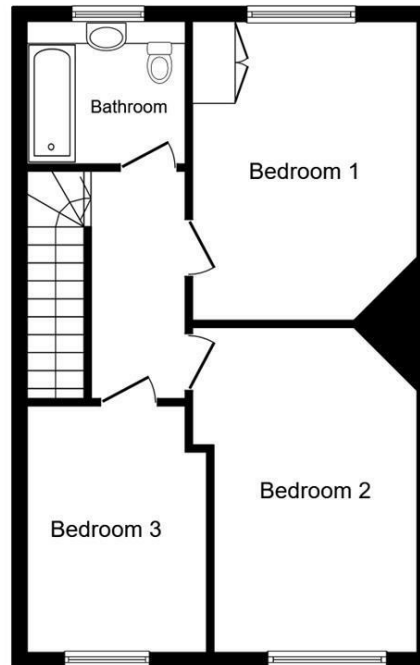
Situation

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.





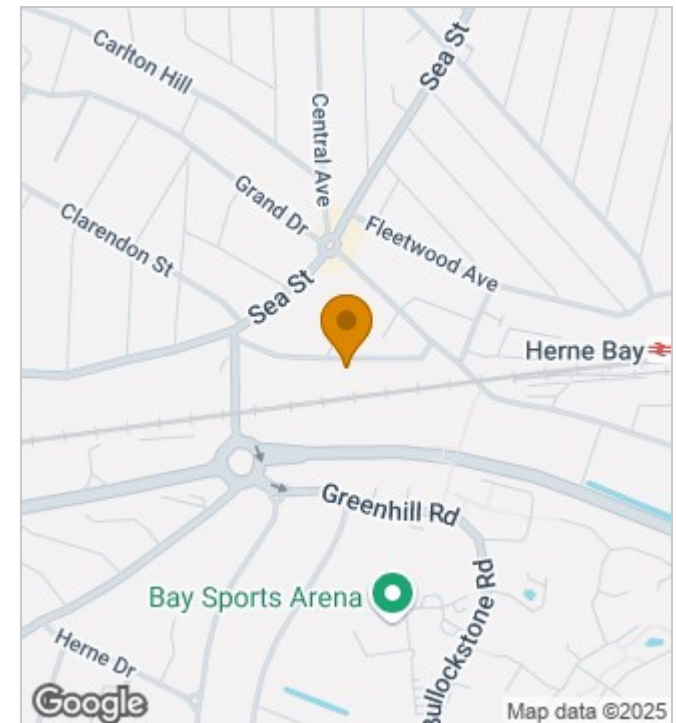
Ground Floor
Floor area 47.6 sq.m. (512 sq.ft.)



First Floor
Floor area 48.5 sq.m. (522 sq.ft.)

Total floor area: 96.0 sq.m. (1,034 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) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

190 High Street, Herne Bay, Kent, CT6 5AP
Tel: 01227 949291 | Email: sales@zesthomes.uk
www.zesthomes.uk

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