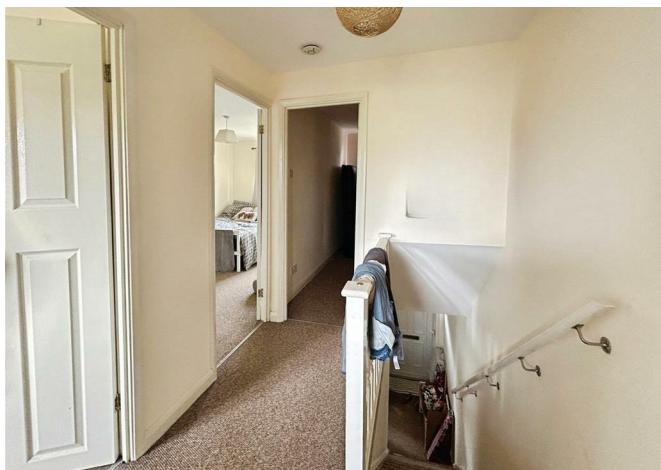
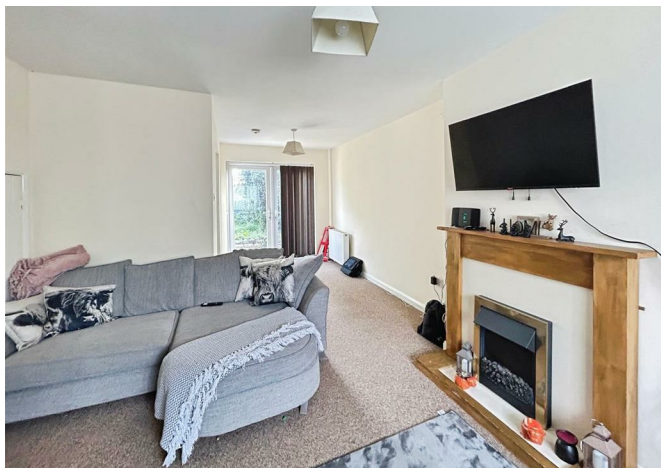




6 Hilary Close, Herne Bay, CT6 6LH
£269,500



6 Hilary Close, Herne Bay, CT6 6LH £269,500

Terraced House for Sale – No Chain, Hilary Close, Beltinge, Herne Bay

Offered with no onward chain, this three-bedroom terraced home is located in the desirable Beltinge area of Herne Bay and provides well-proportioned accommodation throughout. The ground floor comprises an entrance hallway, a generous living/dining room with double doors opening onto the rear garden, and a fitted kitchen with an integrated hob and oven. Upstairs, there are three bedrooms and a family bathroom. Outside, the property enjoys established front and rear gardens along with a garage en bloc. Further benefits include double glazing and gas central heating, making this an ideal choice for families, first-time buyers, or investors seeking a home in a popular coastal setting close to local amenities, schools, and transport links.

Description

Lounge

14'7 x 12'1

Dining Area

8'10 x 7'7

Kitchen

8'7 x 7'5

Bedroom

15'4 x 8'7

Bedroom

8'8 x 8'6

Bedroom

10'8 including cupboard x 6'4

Bathroom

6'4 x 5'7

Garage

Metal up and over door

EPC Rating: C

Council Tax: B

Agents notes

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.

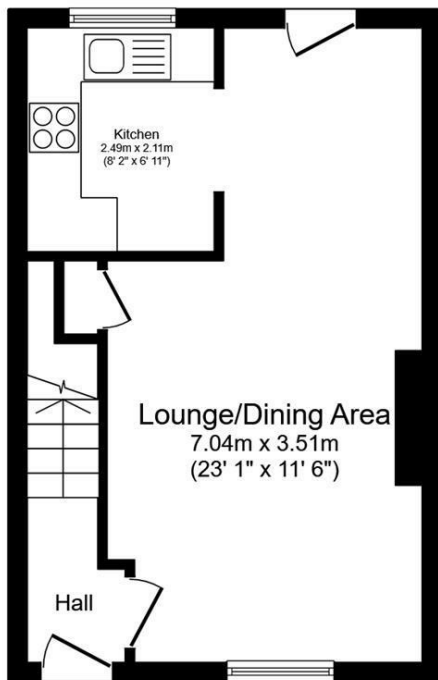
Floorplan Clause

Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

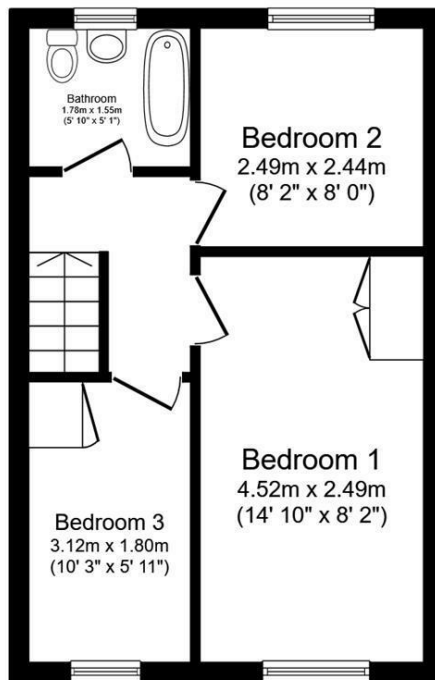
Location

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 Cliffs 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.





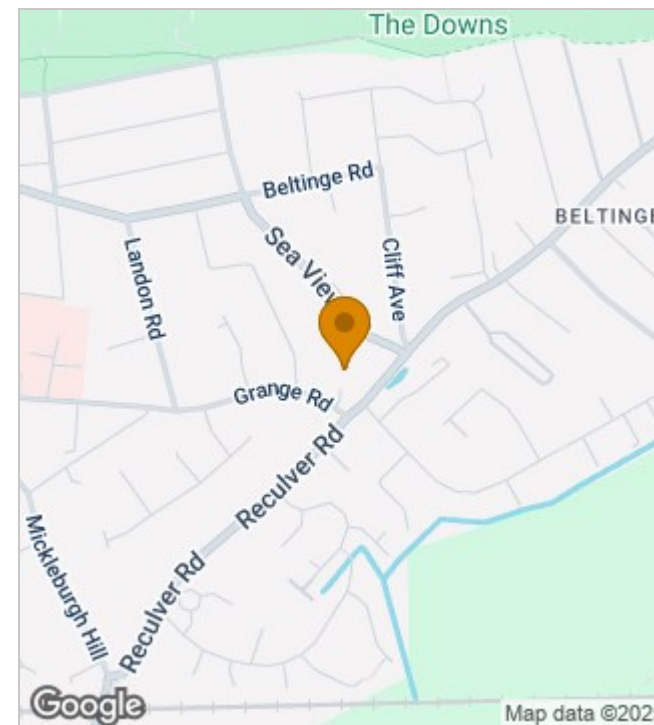
Ground Floor
Floor area 31.0 sq.m. (334 sq.ft.)



First Floor
Floor area 31.0 sq.m. (334 sq.ft.)

Total floor area: 62.0 sq.m. (668 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		91
(81-91) B		
(69-80) C	73	
(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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www.zesthomes.uk

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5. Zest Homes hold the copyright to all advertising material used to market this property.