



26 St. Annes Drive, Herne Bay, CT6 8QT
£350,000



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Nestled in the ever-popular St Annes Drive in Herne Bay, this charming three-bedroom semi-detached home offers an attractive blend of space, convenience and potential. Just a short stroll from the local shops on Sea Street, with the seafront and railway station also within easy walking distance, the location perfectly balances coastal living with everyday practicality.

The property features two generous reception rooms, ideal for both relaxing and entertaining, with the dining area benefitting from an additional small garden room—an inviting spot to enjoy views of the rear garden year-round. The kitchen leads through to a useful rear lobby, giving access to a separate WC and a handy storage area.

Upstairs, three well-proportioned bedrooms are accompanied by a family bathroom complete with both a bath and a separate shower.

Outside, the home enjoys front and rear gardens offering plenty of space for gardening, play or outdoor dining, as well as off-street parking to the front.

Offered with vacant possession and no forward chain, this property presents a fantastic opportunity for buyers looking to put their stamp on a well-located coastal home. A must-see for those seeking comfort, convenience and potential in equal measure.

Description

Room Dimensions

Hallway

Lounge - 4.08 x 3.55 (13'4" x 11'7") -

Kitchen - 3.32 x 2.60 (10'10" x 8'6") -

Diner - 3.30 x 3.33 (10'9" x 10'11") -

Utility

Storage

Landing

Bedroom One - 2.72 x 4.11 down to 3.34 (8'11" x 13'5" down to 10' -

Bedroom Two - 3.55 x 4.11 down to 3.34 (11'7" x 13'5" down to 10' -

Bedroom Three - 2.64 x 2.55 (8'7" x 8'4") -

Bathroom - 2.61 x 1.74 (8'6" x 5'8") -

External -

Off Street Parking

Front Garden

Rear Garden

EPC Rating D

Council Tax Band C

Tenure Freehold

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.

Agents Notes

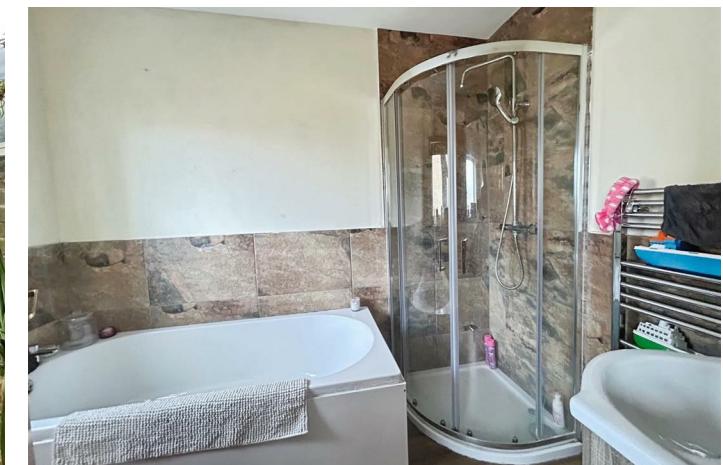
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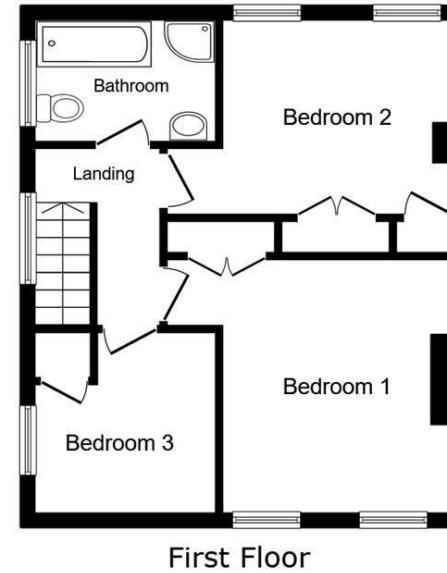
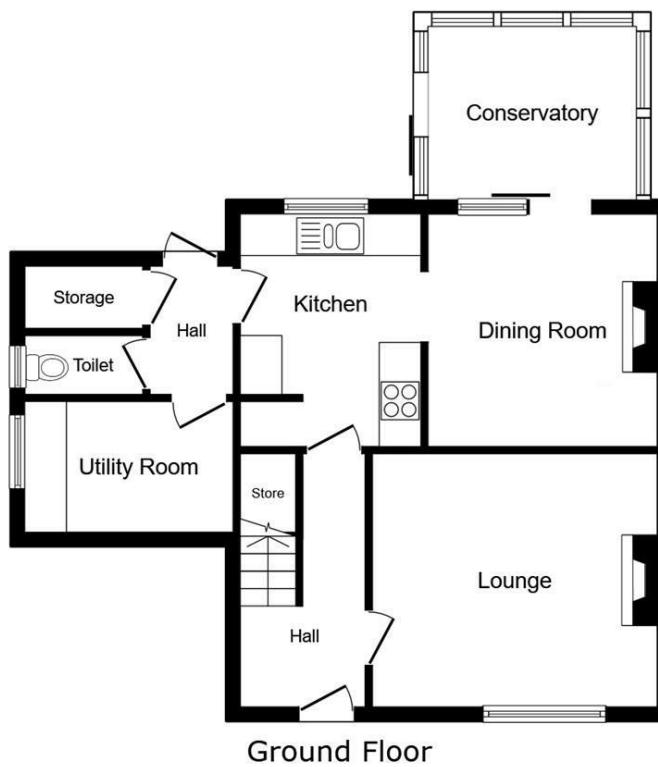
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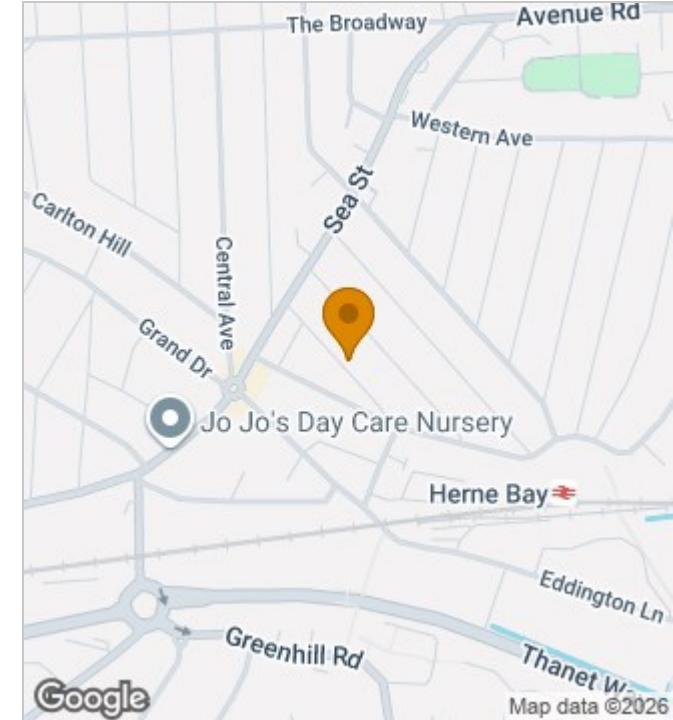
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6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

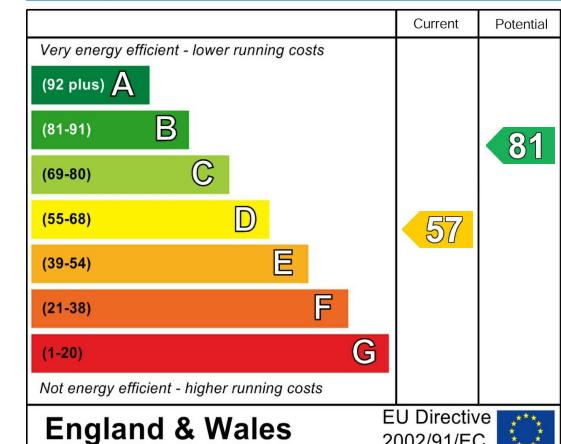




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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