



GUILDCREST ESTATES



25 Hereson Road, Broadstairs CT10 1FF



**Hereson Road, Broadstairs CT10  
1FF**

**Asking price £570,000**

Looking for a sought after location in the heart of a popular seaside town, then this property is the one for you. Hereson Road in the charming coastal town of Broadstairs, this modern link-detached house offers a delightful blend of comfort and convenience. With four spacious bedrooms, including a well-appointed en suite, this property is perfect for families or those seeking extra space. The heart of the home is a contemporary kitchen and breakfast room, ideal for both family dining and entertaining guests.

The property boasts a generous reception room, providing a welcoming atmosphere for relaxation and social gatherings. Additionally, there are two bathrooms, ensuring ample facilities for all residents and visitors.

Outside, you will find a garage and off-road parking for two vehicles, a valuable feature in this bustling area. The rear garden is enhanced by a charming office/cabin which is perfect if you are working from home.

Location is key, and this home does not disappoint. It is conveniently situated close to the town centre, where you can enjoy a variety of shops, cafes, and restaurants. The beautiful sea front is just a short stroll away, perfect for those who appreciate coastal living. Furthermore, the nearby train station provides







easy access to surrounding areas, making it an ideal spot for commuters.

In summary, this property on Hereson Road is a wonderful opportunity for anyone looking to enjoy modern living in a vibrant seaside town. With its ample space, convenient amenities, and prime location, it is sure to attract interest from discerning buyers.

Council tax band E

Service Charge is £220 PA

Freehold

Mains water, sewer, electricity, gas with gas central heating

Fixed wireless broadband





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## Key Features

- 4 bedrooms
- Kitchen/breakfast room
- Lounge/dining Room
- Downstairs WC
- En suite to master bedroom
- Garage and driveway
- Office/cabin in the garden
- Close to train station, sea front and town centre

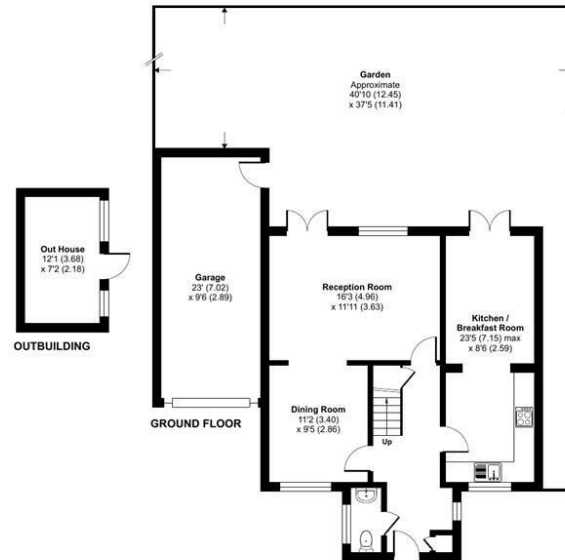
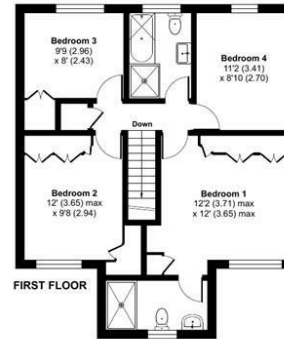
## Important Information

Freehold  
House - Link Detached  
1624.00 sq ft  
Council Tax Band E  
EPC Rating A

£570,000

### Hereson Road, Broadstairs, CT10

Approximate Area = 1320 sq ft / 122.6 sq m  
Garage = 218 sq ft / 20.2 sq m  
Outbuilding = 86 sq ft / 7.9 sq m  
Total = 1624 sq ft / 150.7 sq m  
For identification only - Not to scale

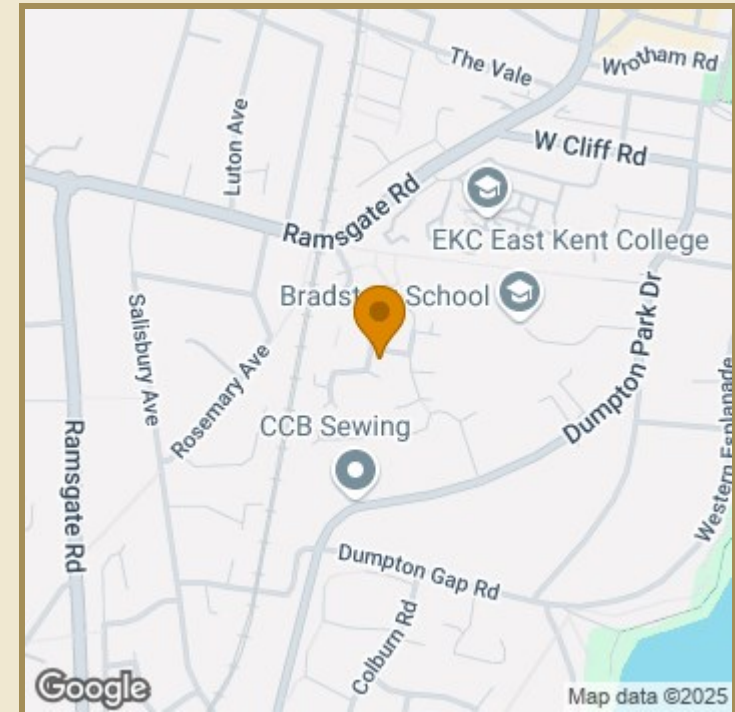


Out House  
12'1" (3.68m) x 7'2" (2.18m)

OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2025. Produced for Guildcrest Estates Ltd. REF: 1234456



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	98
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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