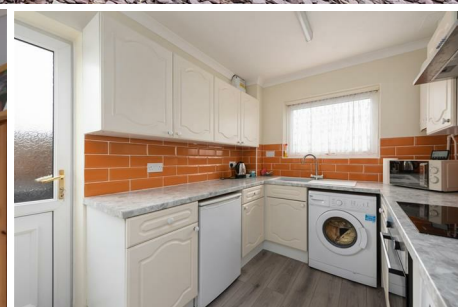


CHRISTOPHER HODGSON



**Broomfield, Herne Bay**

**£350,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING



# Broomfield, Herne Bay

*15 Epping Close, Broomfield, Herne Bay, Kent, CT6 7UG*

A spacious and smartly presented detached bungalow occupying a corner plot and ideally situated in a quiet cul-de-sac in the desirable village of Broomfield, within close proximity of shops and amenities, bus routes and Herne C of E Junior School. The seaside town of Herne Bay is 2 miles distant, with its bustling town centre, popular seafront and mainline station.

The comfortably proportioned accommodation is arranged to provide; an entrance hall, sitting room, garden room, kitchen, two double bedrooms and a contemporary shower room.

The garden extends to approximately 56ft (17m) and enjoys a westerly aspect, and to the rear of the property there is a driveway which provides an area of off street parking and access to a detached garage.



## LOCATION

Epping Close is a popular location, in a desirable residential area which is situated approximately 2 miles from the centre of Herne Bay which benefits from a strong range of local facilities including a variety of individual retail outlets, supermarkets and well regarded local schools. The mainline railway station offers fast and frequent links to London (Victoria approximately 1 hour 33mins), as well as the high speed Javelin service via Faversham (London St Pancras approximately 79 mins). The property offers excellent access to the A299 which gives access to the A2/ M2 motorway network.

Herne Bay is well served by shops, schools, bus routes and other amenities, as well as the bustling town centre and highly regarded seafront which boasts a marina as well as popular watersport facilities. There is also a mainline railway station providing fast and frequent links to London (Victoria) approximately 93 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 78 minutes. The Cathedral City of Canterbury (approximately 7 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops.

## ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

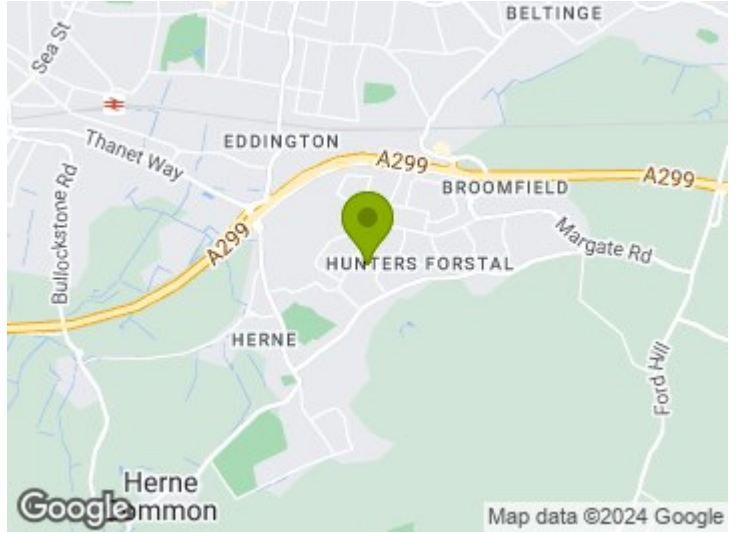
### GROUND FLOOR

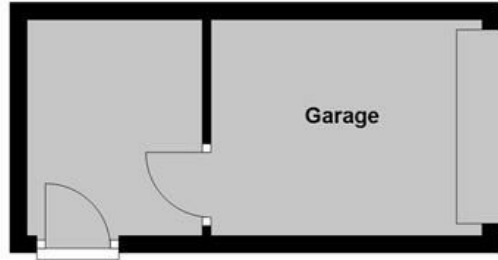
- Entrance Porch 4'7" x 3'5" (1.40m x 1.04m)
- Entrance Hall 12'2" x 8'2" (3.71m x 2.49m)
- Sitting Room 17'1" x 11'9" (5.21m x 3.58m)
- Garden Room 20'2" x 9'1" (6.15m x 2.77m)
- Kitchen 10'3" x 7'8" (3.12m x 2.34m)
- Shower Room 7'3" x 7' (2.21m x 2.13m)
- Bedroom 1 11'9" x 10'10" (3.58m x 3.30m)
- Bedroom 2 8'1" x 7'9" (2.46m x 2.36m)

### OUTSIDE

- Garden 56' x 27' (17.07m x 8.23m)
- Garage 10'5" x 8'4" (3.18m x 2.54m)

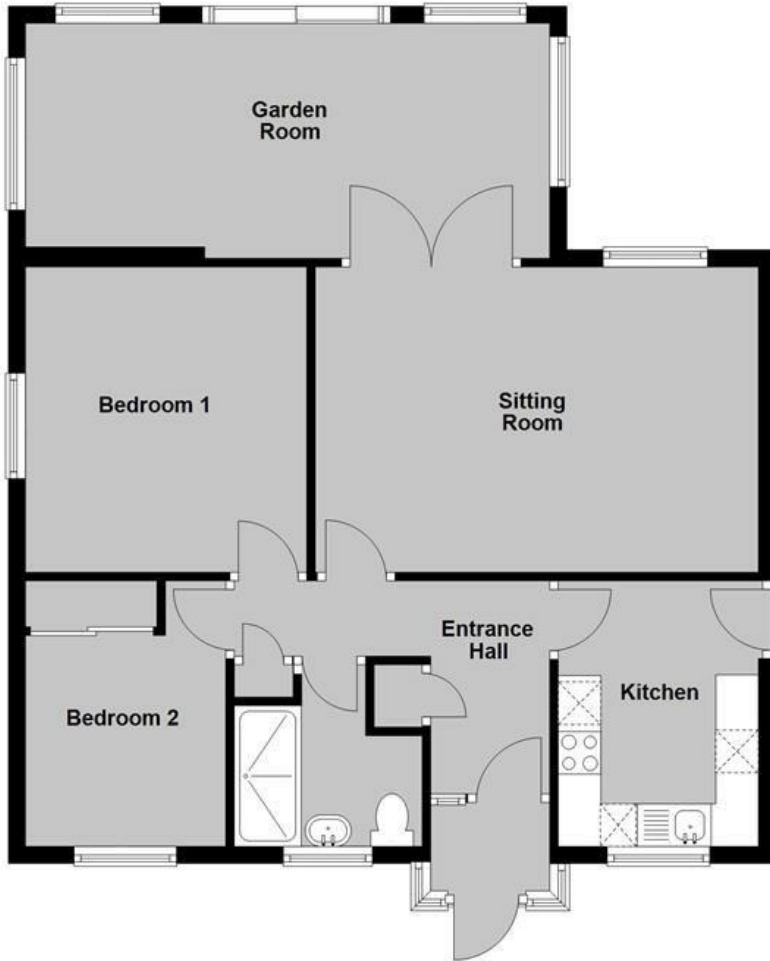






### Ground Floor

Main area: approx. 76.8 sq. metres (826.2 sq. feet)  
Plus garages, approx. 13.5 sq. metres (145.7 sq. feet)



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**Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77**

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Energy Efficiency Rating	
Current	Potential
<p>Current: A Potential: B Score: 68</p>	
<small>Energy Efficiency Rating Legend</small> <small>England &amp; Wales</small>	

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