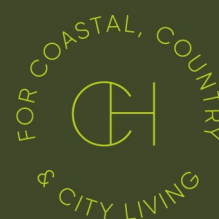


CHRISTOPHER HODGSON



Herne Bay

£475,000 Freehold



Herne Bay

47 Queensbridge Drive, Herne Bay, Kent, CT6 8HD

A beautifully presented semi-detached period house ideally located within close proximity of the seafront, shops, restaurants, and amenities. Herne Bay mainline railway station is within walking distance (0.8 miles).

The spacious and smartly presented accommodation is arranged on the ground floor to provide an entrance hall, a sitting room with wood burning stove, a modern contemporary kitchen with integrated appliances open-plan to the living/dining room with sliding doors opening to the rear garden, and a cloakroom. To the first floor there are three bedrooms, a bathroom and a separate cloakroom.

Outside, the West facing rear garden extends to 69ft (21m) and incorporates an area of decking and a garden studio, which would make an ideal home office space.



LOCATION

Queensbridge Drive is a popular location, in a desirable residential area which is situated approximately 1 mile from the centre of Herne Bay and 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. 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

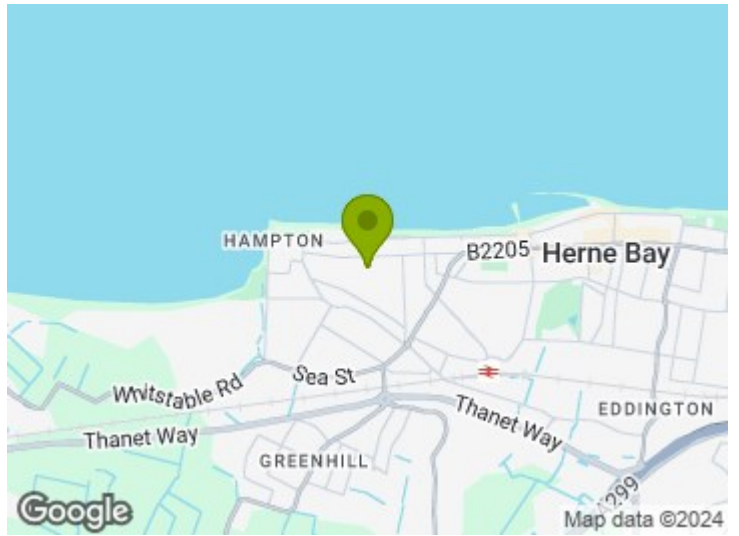
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 21'1" x 5'8" (6.43m x 1.73m)
- Sitting Room 11'11" x 11'8" (3.63m x 3.56m)
- Kitchen 9'2" x 8'10" (2.79m x 2.69m)
- Living/Dining Room 16'7" x 15'3" (5.05m x 4.65m)
- Cloakroom 4'8" x 2'6" (1.42m x 0.76m)

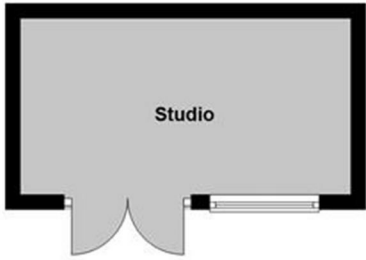
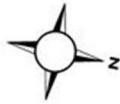
FIRST FLOOR

- Bedroom 1 15'5" x 11'9" (4.70m x 3.58m)
- Bedroom 2 16'9" x 9'2" (5.11m x 2.79m)
- Bedroom 3 14'2" x 5'11" (4.32m x 1.80m)
- Bathroom 9'2" x 5'9" (2.79m x 1.75m)
- Cloakroom 5'7" x 2'8" (1.70m x 0.81m)



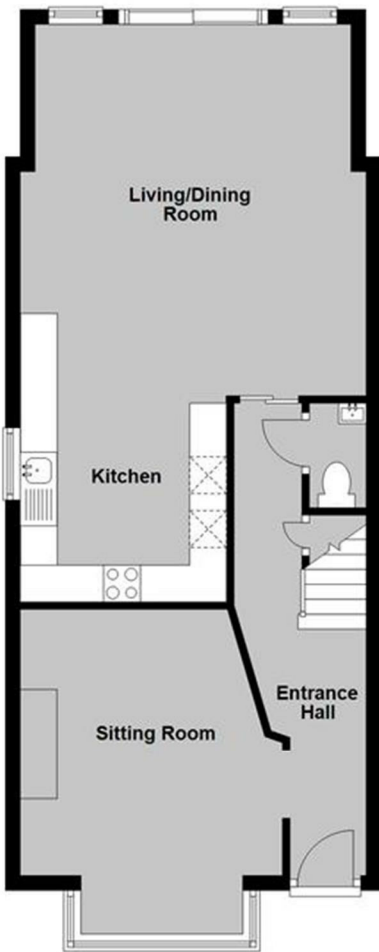
OUTSIDE

- Garden 69' x 20' (21.03m x 6.10m)
- Studio 14'9" x 7'10" (4.50m x 2.39m)



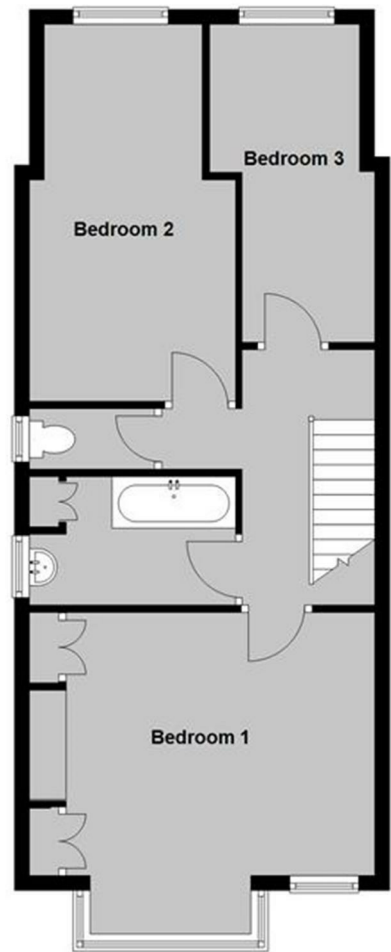
Ground Floor

Main area: approx. 54.4 sq. metres (585.4 sq. feet)
Plus outbuildings, approx. 10.8 sq. metres (115.8 sq. feet)



First Floor

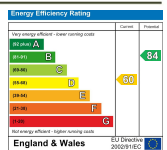
Approx. 54.4 sq. metres (585.1 sq. feet)



Main area: Approx. 108.7 sq. metres (1170.4 sq. feet)
Plus outbuildings, approx. 10.8 sq. metres (115.8 sq. feet)

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

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