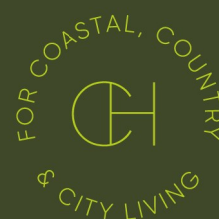


# CHRISTOPHER HODGSON



**Herne Bay**

**£425,000** Freehold





# Herne Bay

## *45 Osborne Gardens, Herne Bay, Kent, CT6 6SJ*

A smartly presented semi-detached house conveniently situated in the desirable village of Beltinge, located on the outskirts of the popular seaside town of Herne Bay and within close proximity of shops and amenities, bus routes, and Reculver C of E Primary School. A short stroll from the property will take you to the seafront and Saxon Shore Way coastal footpath, and Herne Bay mainline station is 2.3 miles distant.

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, sitting room, kitchen/dining room with integrated appliances and doors

opening to the rear garden, a spacious utility room and a modern shower room. To the first floor there are three double bedrooms and a bathroom.

Outside, the rear garden extends to 55ft (16m) and is smartly landscaped to provide an ideal setting for entertaining, and incorporates a summer house. A driveway to the front of the property provides an area of off street parking.



### LOCATION

Beltinge is a desirable location on the outskirts of Herne Bay, easily accessible to the town itself and moments from the beach. The area is well served by local amenities include a post office, Cooperative, pharmacy and dental practice. Herne Bay is a popular coastal town, boasting a highly regarded seafront, sailing club and watersport facilities as well as a variety of individual retail outlets, sports and leisure activities including a gym and swimming pool, supermarkets and schools. There is also a mainline railway station providing fast and frequent links to London (Victoria) approximately 88 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 78 minutes. The A299 is accessible providing a dual carriage way link to the M2/A2 with access to the channel ports and subsequent motorway network.

### ACCOMMODATION

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

#### GROUND FLOOR

- Kitchen/Dining Room 21'1" x 8'6" (6.45m x 2.61m)
- Sitting Room 13'6" x 12'10" (4.12m x 3.92m)
- Entrance Hall

- Utility Room 9'4" x 5'7" (2.85m x 1.70m)

- Shower Room

#### FIRST FLOOR

- Bedroom 1 12'11" x 10'9" (3.96m x 3.29m)
- Bedroom 2 13'6" x 9'1" (4.12m x 2.78m)
- Bedroom 3 8'3" x 7'9" (2.53m x 2.38m)
- Bathroom

#### LOFT

- Loft Area 15'3" x 8'8" (4.65m x 2.64m)

#### OUTSIDE

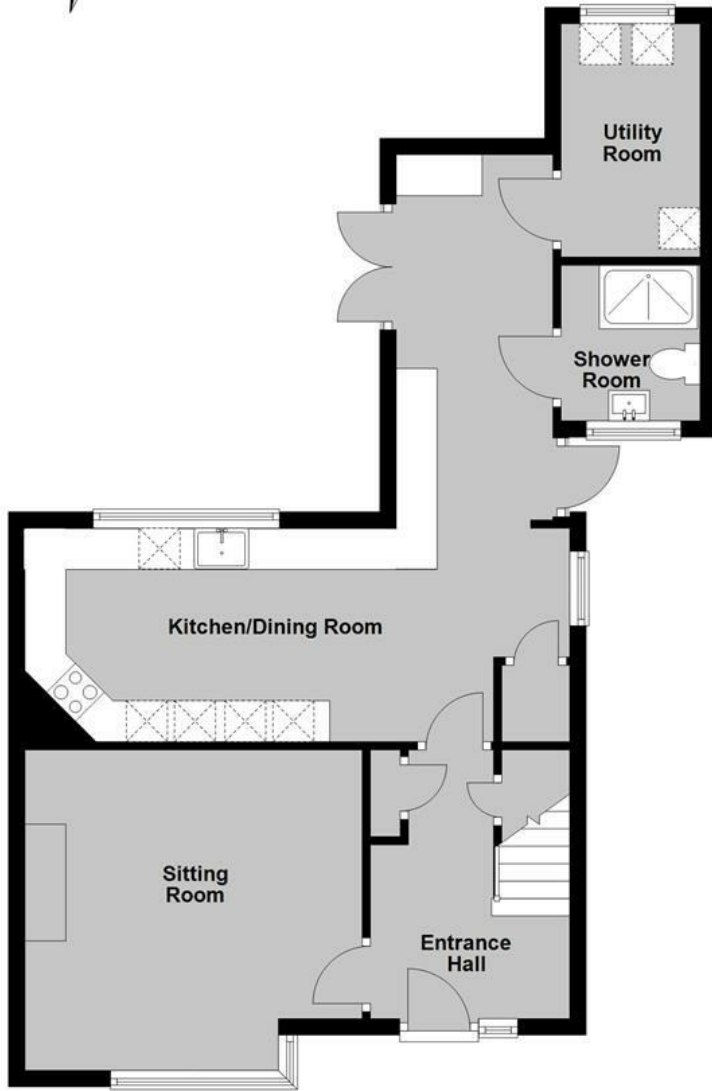
- Garden 55' x 27' (16.76m x 8.23m)
- Summer House





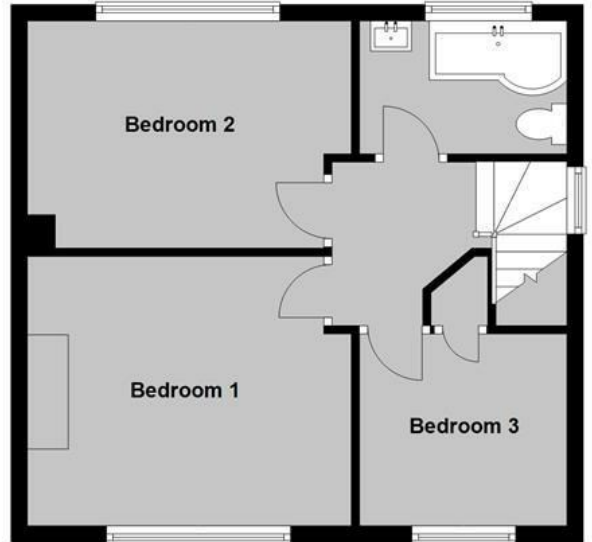
### Ground Floor

Approx. 58.5 sq. metres (629.9 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



### Loft

Approx. 12.3 sq. metres (131.9 sq. feet)



Total area: approx. 112.0 sq. metres (1205.6 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1952.69.**

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Target
Very Energy Efficient (Green)	A		
Energy Efficient (Light Green)	B		
Decent (Yellow)	C		
Needs Improvement (Orange)	D		
Needs Improvement (Red)	E		
Very Poor (Dark Red)	F		
Very Poor (Darkest Red)	G		
Energy Efficiency Rating		61	77
Improvement options (light green box)			
England & Wales		01 December 2020/2021	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

