

CHRISTOPHER HODGSON



Herne Bay

£425,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

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

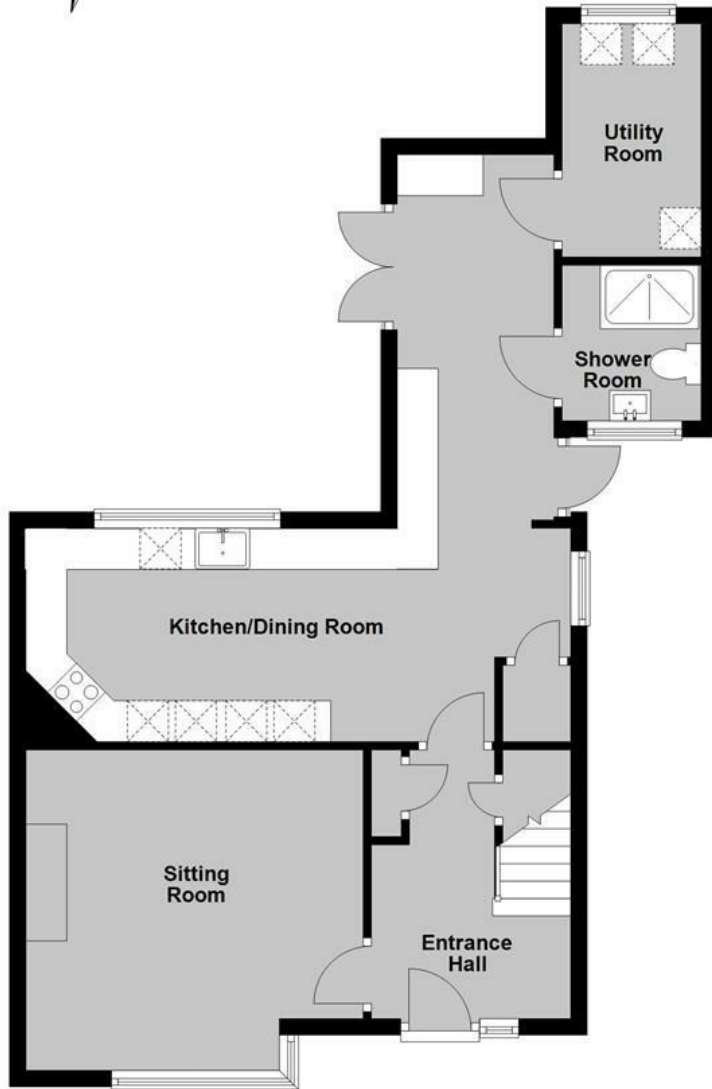
- Garden 55' x 27' (16.76m x 8.23m)
- Summer House





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.

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Energy Efficiency Rating		Current	Potential
Very Energy Efficient - Lower running costs	A		
Energy Efficient	B		
Decent	C		
Below Average	D		
Energy inefficient - Higher running costs	E		
Very Energy Inefficient	F		
Worst Energy Efficiency	G		
Energy Efficiency Rating		77	84
England & Wales		EDC Domestic	EDC Domestic

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

