

CHRISTOPHER HODGSON



Herne, Herne Bay
£365,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Herne, Herne Bay

61 Strode Park Road, Herne, Herne Bay, Kent, CT6 7JQ

A spacious detached bungalow in an elevated position, enjoying a cul-de-sac position within the popular village of Herne. The property is moments away from Cherry Orchard Playing Field and within close proximity to shops and amenities, bus routes and Herne C of E Junior School. The seaside town of Herne Bay is approximately 1.4 miles distant, with its bustling town centre, popular seafront and mainline station (1.1 miles).

The comfortably proportioned accommodation is arranged to provide an entrance hall, a generous sitting room which is open-plan to a dining room, a kitchen, two

double bedrooms, a bathroom, and a cloakroom. The current owner has undertaken works to modernise the property, and there is scope for an incoming purchaser to make further improvements to suit their own tastes and requirements.

The secluded rear garden extends to 54ft (16m) and incorporates a raised decked area, which provides an ideal space for entertaining. A paved driveway provides off street parking for several vehicles and access to a detached garage.



LOCATION

Herne is a desirable village located approximately 1.4 miles from the popular seaside town of Herne Bay and is well served by bus routes, a post office/local store, dental surgery, C of E primary school, village hall, 14th Century St Martins Church and two public houses, including The butchers Arms, which is reputedly the smallest Free House in England. The A299 is easily accessible providing a dual carriage way link to the M2/A2 with access to the channel ports and subsequent 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

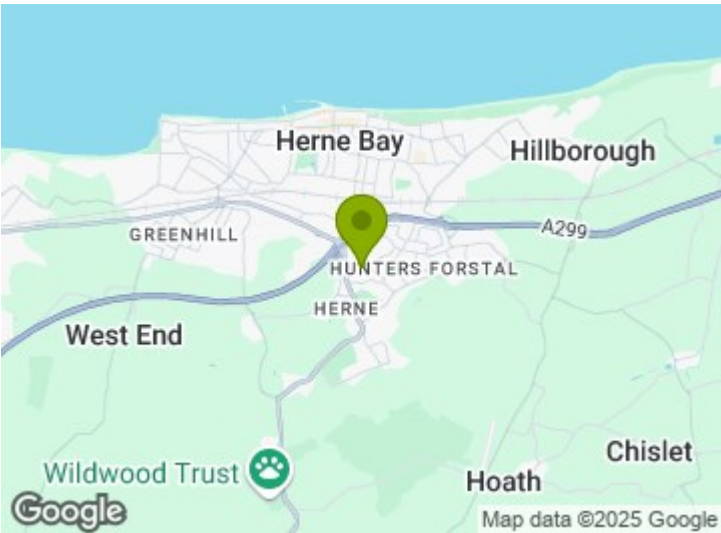
The accommodation and approximate measurements (taken at maximum points) are:

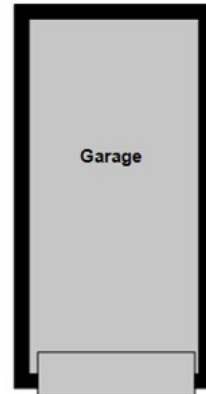
GROUND FLOOR

- Entrance Hall
- Sitting Room 14'6" x 12'6" (4.42m x 3.81m)
- Dining Room 10'4" x 8'3" (3.15m x 2.51m)
- Kitchen 12'4" x 11'11" (3.75m x 3.63m)
- Bedroom 1 13'11" x 11'11" (4.23m x 3.63m)
- Bedroom 2 10'11" x 10'4" (3.33m x 3.15m)
- Bathroom
- Cloakroom

OUTSIDE

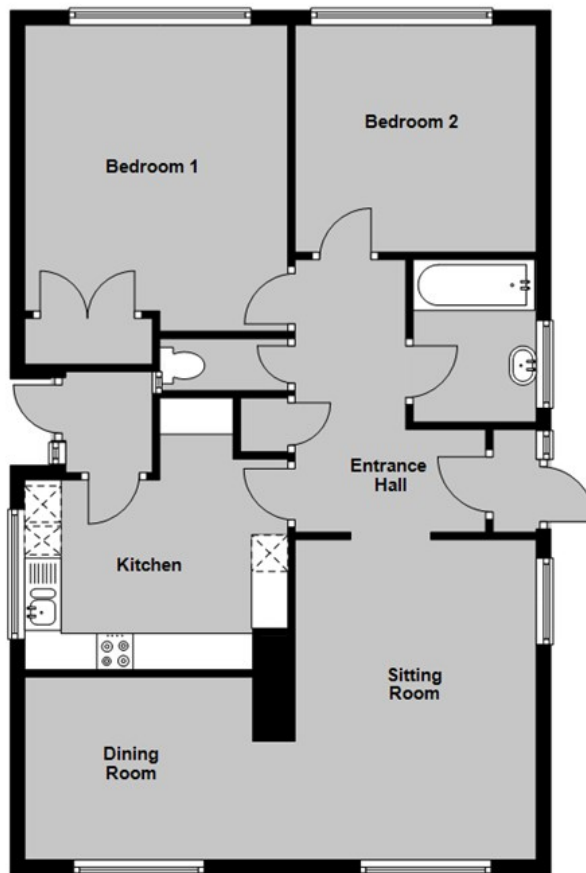
- Garden 54'6" x 37'1" (16.61m x 11.30m)
- Garage 16'1" x 7'8" (4.90m x 2.34m)





Ground Floor

Main area: approx. 80.6 sq. metres (867.1 sq. feet)
Plus garages: approx. 11.5 sq. metres (123.7 sq. feet)



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Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,260.72.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A	83
B	
C	
D	
E	
F	
G	
Energy efficient - higher running costs	
England & Wales	
EPC Display	

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

