

CHRISTOPHER HODGSON



**Herne Bay**  
**£450,000** Freehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Herne Bay

## *101 Cherry Gardens, Herne Bay, Kent, CT6 5QY*

A bright and spacious detached bungalow set in a desirable cul-de-sac within a highly sought-after central location, just a short stroll from Herne Bay's seafront and vibrant High Street. Herne Bay mainline railway station is also within easy walking distance (approximately 0.5 miles).

The generously proportioned accommodation is arranged to provide an entrance porch, an entrance hall, a spacious living room, a contemporary kitchen, three double bedrooms, and a shower room with utility cupboard. The

third bedroom benefits from an en-suite cloakroom. There is scope to remodel or extend the existing layout (subject to the necessary consents and approvals).

Outside, the landscaped rear garden extends to 39ft (12m) and features a patio area, summer house, and greenhouse. To the front, a block-paved driveway provides off-street parking for multiple vehicles.



### LOCATION

Cherry Gardens is a desirable cul-de-sac in a central location just 0.4 of a mile from the High Street of Herne Bay, a town which benefits from a good range of local facilities including retail outlets, educational and recreational facilities including nearby rowing and sailing clubs. The town also offers a mainline railway station providing fast and frequent links to London (Victoria approximately 90 minutes). Further local shopping and recreational facilities can be found at Whitstable (approximately 5 miles distant). The City of Canterbury is approximately eight miles distant with its Cathedral, 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 shops.

### ACCOMMODATION

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

#### GROUND FLOOR

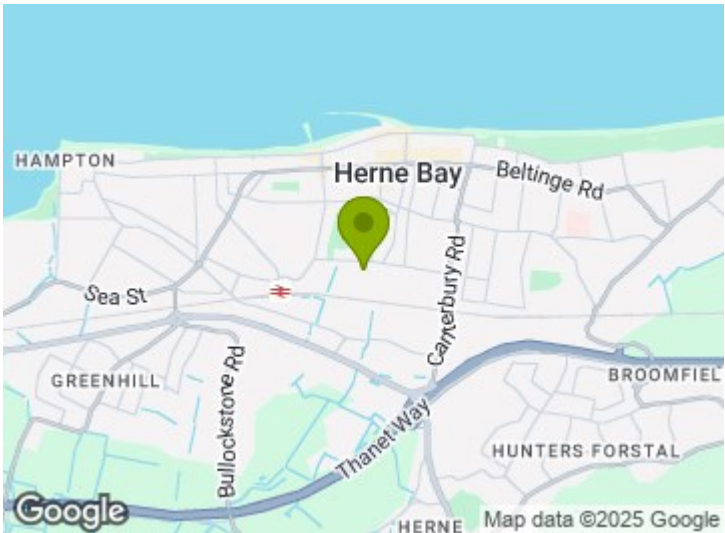
- Entrance Porch
- Entrance Hall
- Living Room 17'11" x 13'1" (5.47m x 4m)

- Kitchen 11'3" x 9'1" (3.45m x 2.78m)
- Bedroom 1 11'10" x 10'11" (3.62m x 3.34m)
- Bedroom 2 11'0" x 9'0" (3.36m x 2.75m)
- Bedroom 3 9'10" x 8'9" (3m x 2.67m)
- En-Suite Cloakroom
- Shower Room

#### OUTSIDE

- Garden 39'0" x 31'11" (11.89m x 9.75m)





## Ground Floor

Main area: approx. 79.0 sq. metres (850.0 sq. feet)  
Plus Outbuilding: Approx. 3.5 sq. metres (37.7 sq. feet)



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**Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.**

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Energy Efficiency Rating	
Very energy efficient (A+)	84
Energy efficient (A)	
Decent (B)	
Below average (C)	
Below average (D)	
Below average (E)	
Below average (F)	
Below average (G)	
Below average (H)	
Below average (I)	
Below average (J)	
Below average (K)	
Below average (L)	
Below average (M)	
Below average (N)	
Below average (O)	
Below average (P)	
Below average (Q)	
Below average (R)	
Below average (S)	
Below average (T)	
Below average (U)	
Below average (V)	
Below average (W)	
Below average (X)	
Below average (Y)	
Below average (Z)	

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

