

KE



63 South Road, Herne Bay, Kent, CT6 5AT

£360,000

- Four Bedroom Period Property
- Accommodation Comprising Over Three Floors
- Period Features
- Beautifully Presented Home

63 South Road, Herne Bay CT6 5AT

Nestled on the charming South Road in Herne Bay, this delightful house offers a perfect blend of comfort and space, ideal for family living. With four well-proportioned bedrooms, there is ample room for everyone to enjoy their own private sanctuary. The property boasts two inviting reception rooms, providing versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet family evenings. The bathroom is conveniently located, ensuring ease of access for all residents. The layout of the house promotes a warm and welcoming atmosphere, making it an ideal home for those seeking a peaceful retreat by the coast. Herne Bay is known for its beautiful seafront and vibrant community, offering a range of local amenities, shops, and recreational activities. If you are looking for a spacious family home in a lovely coastal town, this property on South Road is certainly worth considering.



Council Tax Band: D



GROUND FLOOR

Living Room

11'8 x 21'11

Dining Room

8'0 x 11'4

Kitchen

8'0 x 11'11

Entrance Hall

FIRST FLOOR

14'6 x 15'10

Landing

Bedroom

15'7 x 11'4

Bedroom

9'10 x 11'4

Bedroom

7'11 x 7'0

Bathroom

4'7 x 6'9

WC

SECOND FLOOR

Bedroom

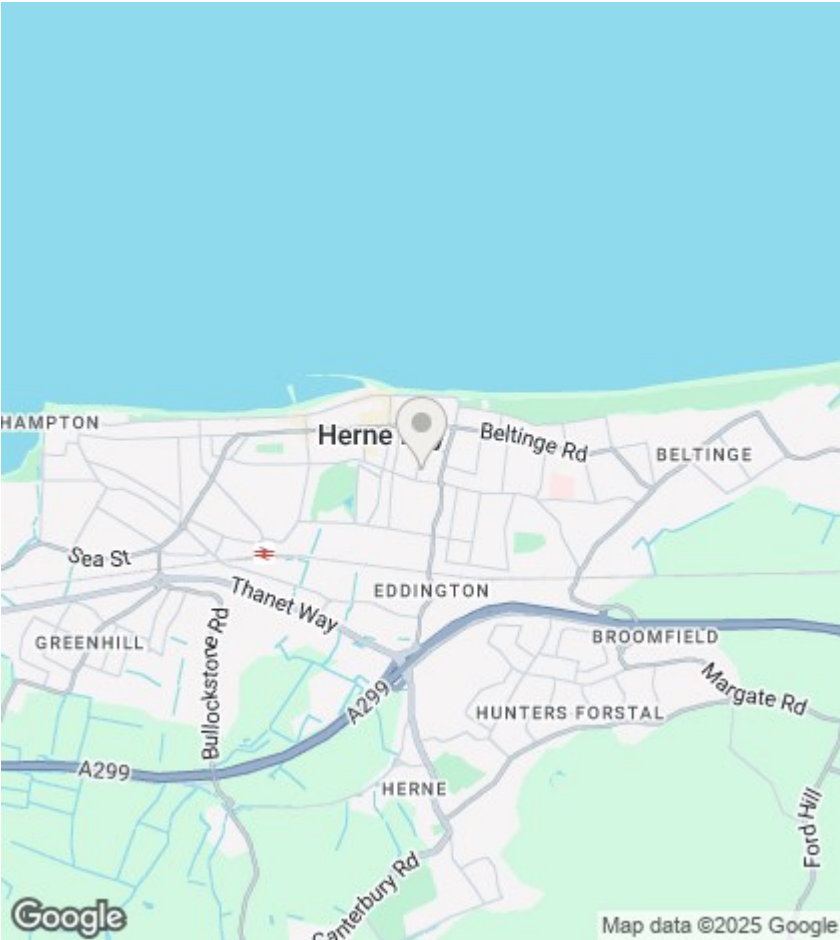
14'6 x 15'10

OUTSIDE

Rear Garden

COUNCIL TAX BAND D

NB: At the time of advertising these draft particulars are awaiting approval from our sellers.



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

