

KE



94 Albany Drive, Herne Bay, CT6 8SJ

£435,000

- Five Bedroom Townhouse
- Minutes From The Beach
- Two Bathrooms
- Beautifully Presented

94 Albany Drive, Herne Bay CT6 8SJ

Located centrally on Albany Drive in the charming coastal town of Herne Bay, this impressive five-bedroom townhouse offers a perfect blend of modern living and seaside convenience. Just a stone's throw from the seafront, residents will enjoy easy access to the beach and a variety of local amenities, making it an ideal location for families and those seeking a vibrant community atmosphere.

Upon entering the property, you will be greeted by a spacious and inviting layout. The modern fitted kitchen/diner provides an excellent space for entertaining guests or enjoying family meals. The design is both functional and stylish, catering to the needs of contemporary living. Also benefitting from a light and bright lounge and separate dining room, this makes a spacious family home.

The master bedroom is a standout feature of this home, boasting its own balconette. This tranquil space is perfect for unwinding after a long day. In addition to the master suite, the property includes four further well-proportioned bedrooms, ensuring ample space for family or guests.

With two bathrooms, morning routines will be a breeze, providing convenience for busy households. The townhouse is designed to offer comfort and practicality, making it a wonderful place to call home.

Externally, the rear garden provides a lovely outdoor retreat, featuring a well-maintained lawn ideal for children to play or for those with green fingers. A designated seating area offers the perfect spot for al fresco dining, relaxing with a book, or entertaining friends and family during warmer months.



5



2



2



E

Council Tax Band: D



GROUND FLOOR

Entrance Hall

Sitting Room

14'3 x 14'6

Dining Room

11'5 x 12'5

Kitchen/Breakfast Room

21'2 x 9'9

Utility Room

6'4 x 7'10

FIRST FLOOR

Landing

Bedroom One

11'7 x 18'11

Bedroom Two

11'10 x 12'8

Shower Room

9'4 x 6'3

Bathroom

8'5 x 10'

SECOND FLOOR

Landing

Bedroom Three

11'11 x 12'8

Bedroom Four

11'8 x 8'6

Bedroom Five

8'1 x 9'4

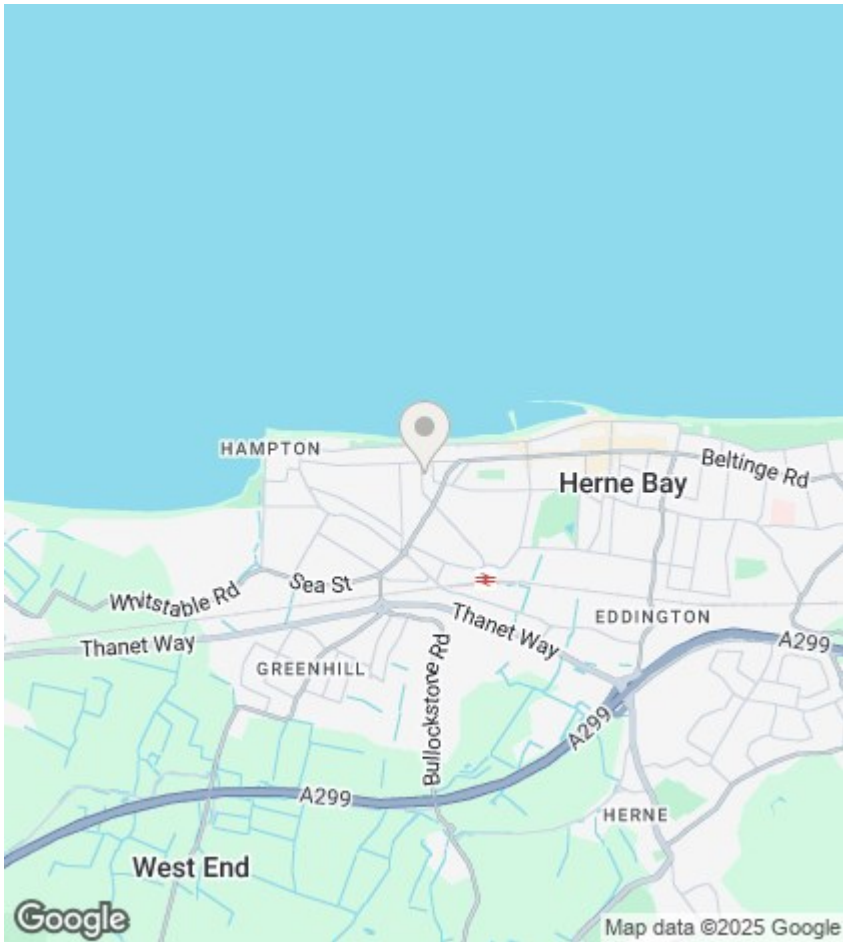
Loft Storage

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.

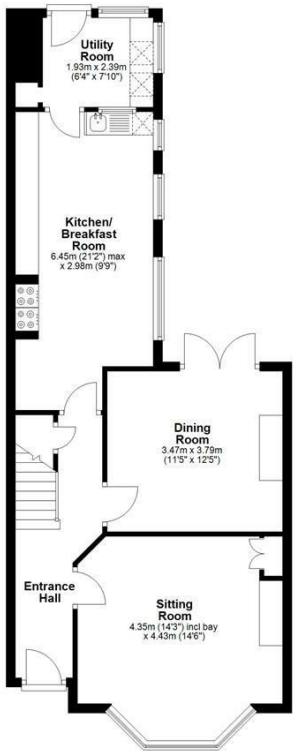
EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	76
England & Wales		EU Directive 2002/91/EC



Ground Floor
Approx. 64.0 sq. metres (688.7 sq. feet)



First Floor
Approx. 59.1 sq. metres (636.6 sq. feet)



Second Floor
Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 164.1 sq. metres (1766.8 sq. feet)