

CHRISTOPHER HODGSON



Broomfield, Herne Bay

£270,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Broomfield, Herne Bay

26 The Meadows, Broomfield, Herne Bay, Kent, CT6 7XF

A spacious semi-detached bungalow ideally situated in the desirable village of Broomfield, within close proximity of shops and amenities, bus routes and Herne C of E Junior School. The property is ideally positioned for access to the seaside town of Herne Bay (2 miles), with its bustling town centre, popular seafront and mainline station.

The generously proportioned accommodation is arranged to provide an entrance porch, a kitchen, a large sitting room, a conservatory spanning the full width of the property, two double bedrooms, and a shower room.

The mature and established rear garden enjoys a westerly aspect and extends to approximately 39ft (12m), incorporating a patio area and a garden shed. The property benefits from a driveway and carport providing an area of off street parking. No onward chain.



LOCATION

Broomfield is a popular location, in a desirable residential area which is situated approximately 2 miles from the centre of Herne Bay which benefits from a strong range of local facilities including a variety of individual retail outlets, supermarkets and well regarded local schools. The mainline railway station offers fast and frequent links to London (Victoria approximately 1 hour 33mins), as well as the high speed Javelin service via Faversham (London St Pancras approximately 79 mins). The property offers excellent access to the A299 which gives access to the A2/ M2 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 Porch
- Sitting Room 15'4" x 11'4" (4.68m x 3.46m)
- Kitchen 12'0" x 5'11" (3.65m x 1.80m)
- Bedroom 1 11'7" x 8'2" (3.54m x 2.48m)
- Bedroom 2 9'1" x 7'3" (2.77m x 2.21m)
- Shower Room
- Conservatory 16'11" x 8'10" (5.16m x 2.69m)

OUTSIDE

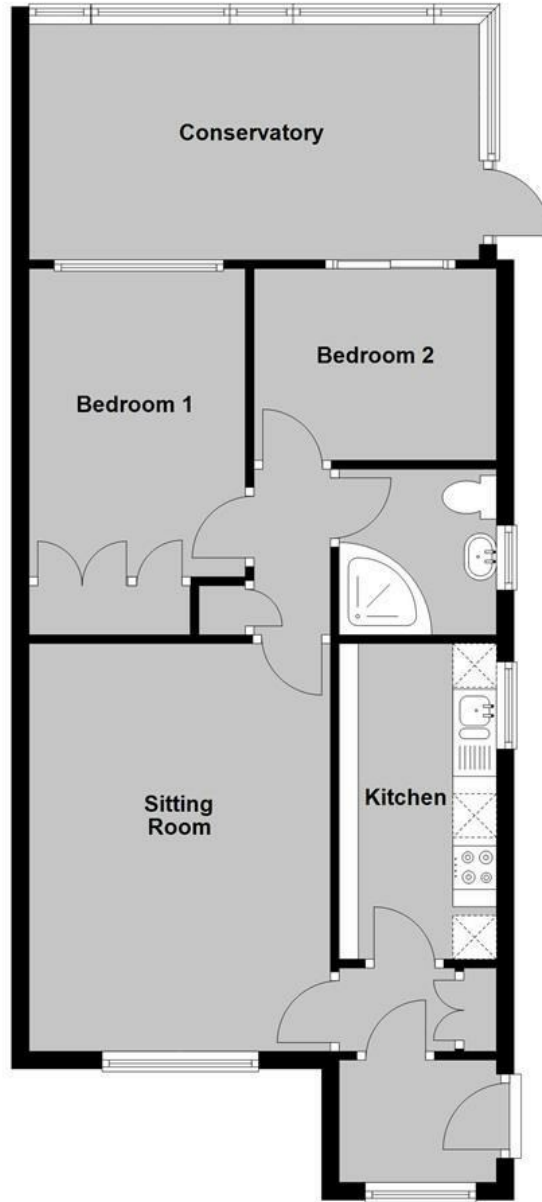
- Garden 39'9" x 29'8" (12.12m x 9.04m)





Ground Floor

Approx. 65.3 sq. metres (703.4 sq. feet)



Total area: approx. 65.3 sq. metres (703.4 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2047.33.

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Energy Efficiency Rating		Current	Target
100 Energy efficient - Green rating scale	A		
75 Energy efficient - Green rating scale	B		
50 Energy efficient - Green rating scale	C	67	78
25 Energy efficient - Green rating scale	D		
10 Energy efficient - Green rating scale	E		
5 Energy efficient - Green rating scale	F		
1 Energy efficient - Green rating scale	G		

England & Wales
EPC Directive
2002/91/EC

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