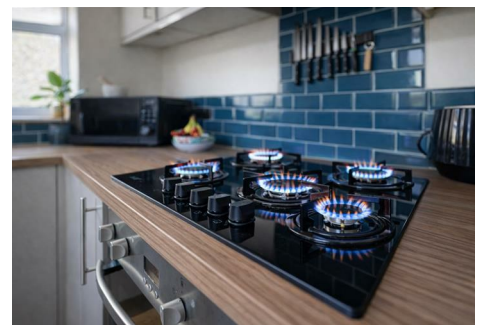


# KE



34 Alma Road, Herne Bay, CT6 6JJ

£475,000

- Highly Sought-after Herne Bay Location, just a few minutes' walk to the sea and vibrant cafés and restaurants
- Impressive Large Reception Hall leading to a Comfortable Lounge.
- South-Facing Garden with Pretty Summer House, Driveway and Garage
- Spacious and Welcoming Reception Hall, Perfect for Greeting Family and Friends
- Charming Early 1900s Semi-Detached Home, a Family Residence for Over 30 years
- Four Bedrooms Across Three Floors, including a Primary Bedroom with En-Suite Shower Room
- Kitchen-Diner with Plenty of Space for Family Meals and Gatherings

106 High Street, Herne Bay, Kent, CT6 5LE  
01227 389 998

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kimberestates.co.uk

# 34 Alma Road, Herne Bay CT6 6JJ

A charming early 1900s semi-detached home that has been a beloved family residence for over 30 years. The property offers a wonderful blend of period character and versatile family living. Inside, an impressive, large reception hall leads to a comfortable lounge and a kitchen-diner open-plan to a conservatory, creating a bright and inviting space perfect for family life and entertaining.

The first floor comprises three bedrooms and a family bathroom, while the second floor features a spacious primary bedroom with an en-suite shower room, providing ample accommodation for family and guests.

Outside, there is a south-facing garden with a pretty summer house, ideal for relaxing or outdoor gatherings. A driveway shared with the next-door property leads to the garage, offering convenient parking and storage.

Situated in a highly sought-after location just one road back from the sea, the home is only a few minutes' walk from the beach and local amenities, combining coastal charm with practical family living



4



2



2



D

Council Tax Band: C



## **GROUND FLOOR**

**Entrance Hall**

**Lounge**

**Dining Room Open Plan To Kitchen**

**Conservatory**

## **FIRST FLOOR**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Family Bathroom**

## **SECOND FLOOR**

**Primary Bedroom**

**En-Suite Shower Room**

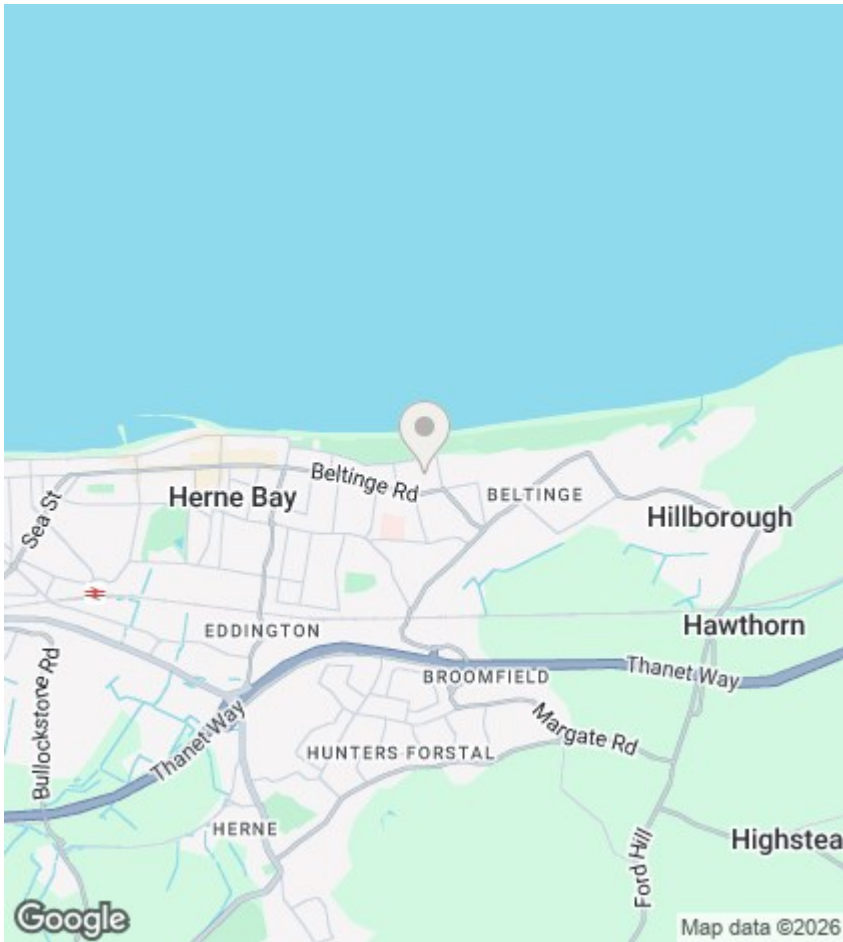
## **OUTSIDE**

**South Facing Rear Garden**

**Open Plan Front Garden**

**Shared driveway to GARAGE**

**COUNCIL TAX BAND C**



## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 56      | 69                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



Main area: Approx. 137.3 sq. metres (1478.2 sq. feet)  
Plus garages, approx. 14.0 sq. metres (151.0 sq. feet)

