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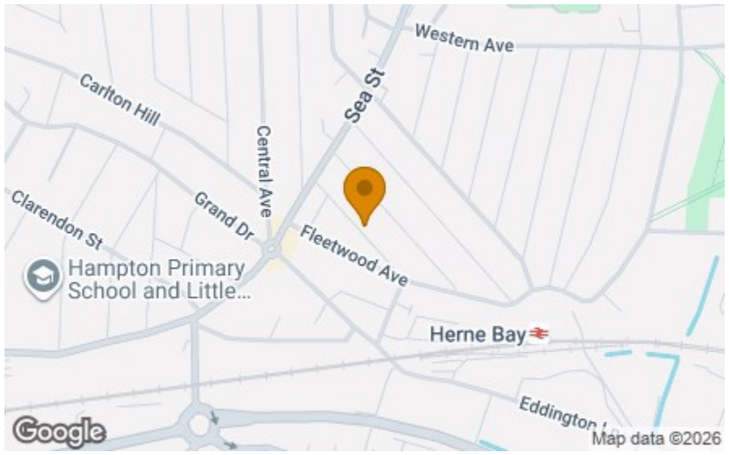


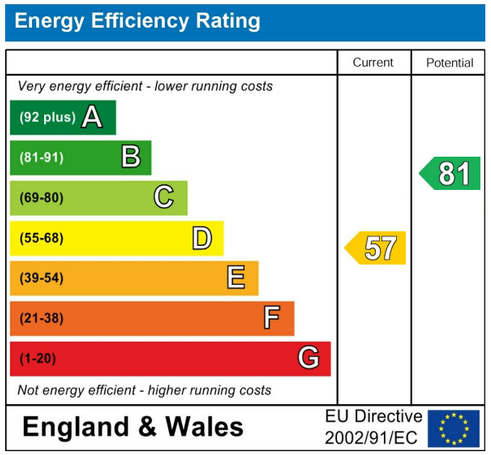


26 St. Annes Drive, Herne Bay, CT6 8QT

Offers in excess of £310,000

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Nestled in the ever-popular St Annes Drive in Herne Bay, this charming three-bedroom semi-detached home offers an attractive blend of space, convenience and potential. Just a short stroll from the local shops on Sea Street, with the seafront and railway station also within easy walking distance, the location perfectly balances coastal living with everyday practicality.

The property features two generous reception rooms, ideal for both relaxing and entertaining, with the dining area benefitting from an additional small garden room—an inviting spot to enjoy views of the rear garden year-round. The kitchen leads through to a useful rear lobby, giving access to a separate WC and a handy storage area.

Upstairs, three well-proportioned bedrooms are accompanied by a family bathroom complete with both a bath and a separate shower.

Outside, the home enjoys front and rear gardens offering plenty of space for gardening, play or outdoor dining, as well as off-street parking to the front.

Offered with vacant possession and no forward chain, this property presents a fantastic opportunity for buyers looking to put their stamp on a well-located coastal home. A must-see for those seeking comfort, convenience and potential in equal measure.

Room Dimensions

Hallway

Lounge - 4.08 x 3.55 (13'4" x 11'7") -

Kitchen - 3.32 x 2.60 (10'10" x 8'6") -

Diner - 3.30 x 3.33 (10'9" x 10'11") -

Utility

Storage

Landing

Bedroom One - 2.72 x 4.11 down to 3.34 (8'11" x 13'5" down to 10 -

Bedroom Two - 3.55 x 4.11 down to 3.34 (11'7" x 13'5" down to 10 -

Bedroom Three - 2.64 x 2.55 (8'7" x 8'4") -

Bathroom - 2.61 x 1.74 (8'6" x 5'8") -

External -

Off Street Parking

Front Garden

Rear Garden

EPC Rating D

Council Tax Band C

Tenure Freehold

Floorplan Clause

Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

Agents Notes

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so. 4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.