CHRISTOPHER HODGSON









Herne Bay

£285,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Herne Bay

15 Grafton Rise, Herne Bay, Kent, CT6 8LH

A smartly presented terraced house situated in a highly desirable location, just a short stroll from Herne Bay's seafront and vibrant High Street. Herne Bay mainline railway station is also within easy walking distance (approximately 0.6 miles).

The bright and spacious accommodation is arranged on the ground floor to provide an entrance hall, sitting room, dining room, contemporary kitchen and utility room. The first floor comprises two double bedrooms, a study and a family bathroom, whilst the second floor provides a further bedroom and an en-suite shower room.

Outside, the thoughtfully landscaped and well-maintained rear garden extends to approximately 28ft (8m) and incorporates a decked seating area and a garden studio, providing an ideal environment for relaxation, entertaining or a home office.







LOCATION
Grafton Rise is situated a short walk from the much sought-after Hampton area of Herne Bay, a town which benefits from a good range of local facilities including retail outlets, educational and recreational facilities including nearby rowing and sailing clubs. The town also offers a mainline railway station providing fast and frequent links to London (Victoria approximately 90 minutes). Further local shopping and recreational facilities can be found at Whitstable (approximately 5 miles distant). The city of Canterbury is approximately eight miles distant and offers a wealth of cultural and leisure amenities centred around its historic Cathedral, together with excellent public and state schools. The city also benefits from a major shopping centre, offering a range of mainstream retail outlets alongside many individual shops.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting Room 11'1" x 10'7" (3.39m x 3.23m)
- Dining Room 14'1" x 11'11" (4.29m x 3.63m)
- Kitchen 11'3" x 9'0" (3.43m x 2.74m)
- Utility Room 11'3" x 4'9" (3.43m x 1.44m)

FIRST FLOOR

- Bedroom 2 14'1" x 11'2" (4.29m x 3.40m)
- Bedroom 3 11'3" x 8'11" (3.43m x 2.72m)
- Study 8'6" x 6'3" (2.59m x 1.91m)
- Bathroom

SECOND FLOOR

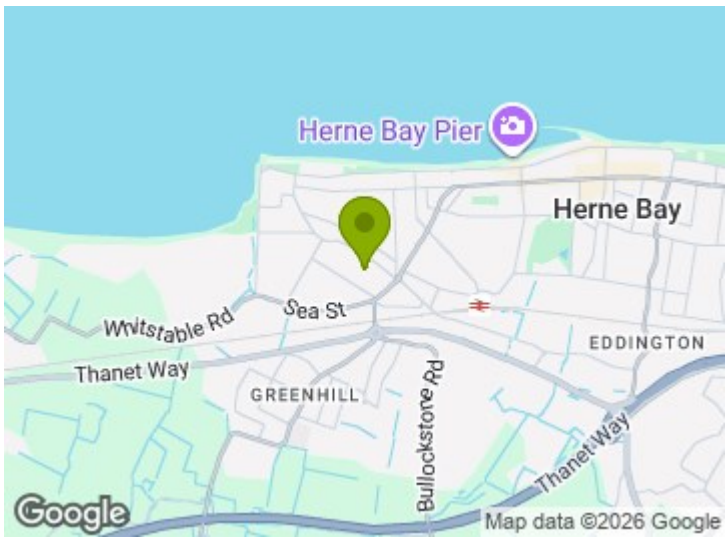
- Bedroom 1 17'9" x 11'10" (5.42m x 3.61m)
- En-suite Shower Room











OUTSIDE

• Garden 28' x 15' (8.53m x 4.57m)

• Garden Studio 14'1" x 11'2" (4.29m x 3.40m)



Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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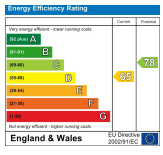

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