

KE



7 West Cliff Drive, Herne Bay, Kent, CT6 8DA

£325,000

- 3 bed semi detached house
- Good size sitting room leading to the rear garden
- Perfect location being walking distance to Hampton sea front
- Downstairs cloakroom
- Kitchen/diner

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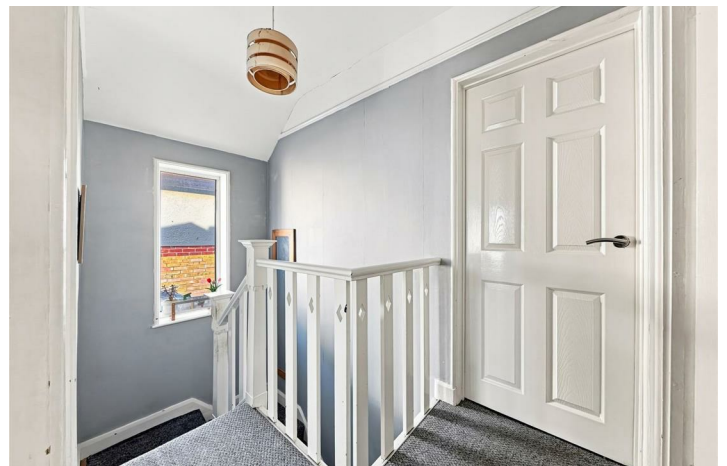
Located in the a prime location in West Cliff Drive, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts a good-sized sitting room that seamlessly leads to a lovely garden, providing an ideal space for relaxation and outdoor entertaining.

The well-appointed kitchen/diner is perfect for family meals and gatherings, while a convenient downstairs cloakroom adds to the practicality of the home. Located at the Hampton end of Herne Bay, residents will enjoy the benefit of being within walking distance to the picturesque seafront, where you can relish the beauty of coastal living.

Additionally, this property features a garage and a driveway, ensuring ample parking space and storage options. This delightful home is perfect for families or anyone seeking a peaceful retreat by the sea. With its excellent location and inviting features, this property is not to be missed.



Council Tax Band: C



Hallway

Front door

Kitchen/ Diner

11'6" x 10'11"

Sitting Room

10'5" x 15'11"

Landing

Bedroom One

11'6" x 12'0"

Bedroom Two

10'7" x 8'6"

Bedroom Three

10'7" x 7'2"

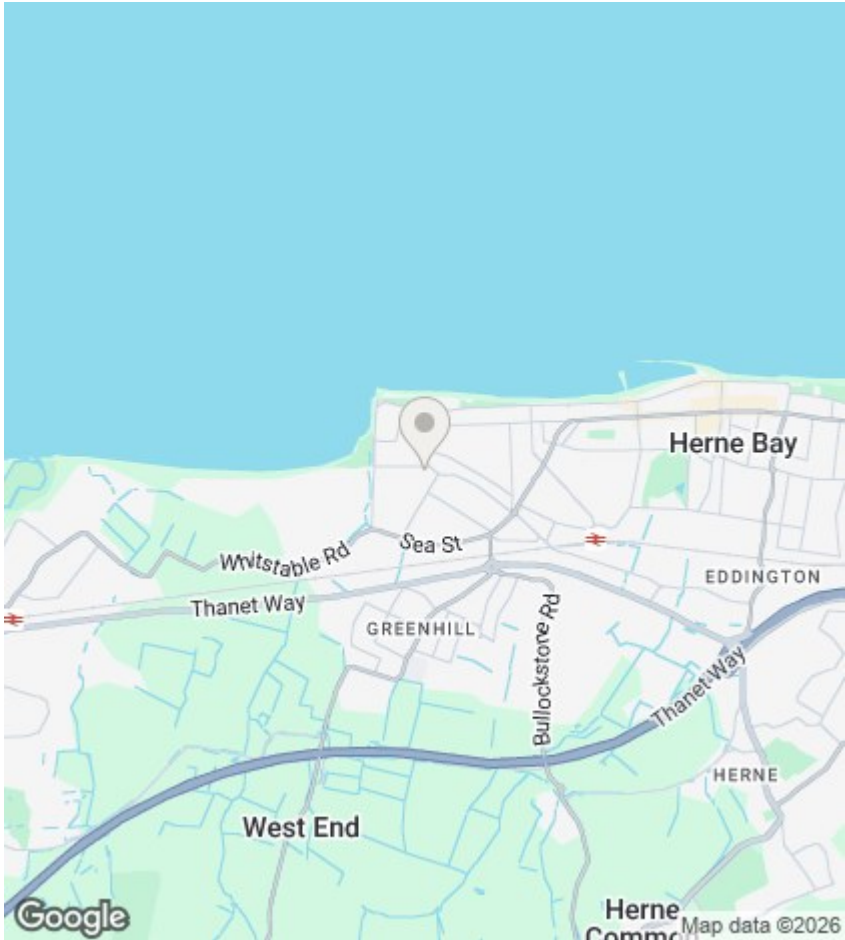
Bathroom

Garage

11'1" x 17'0"

Rear Garden

Front Garden



Viewings

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

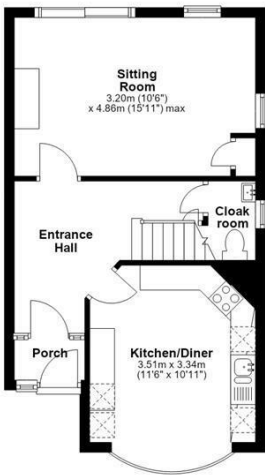
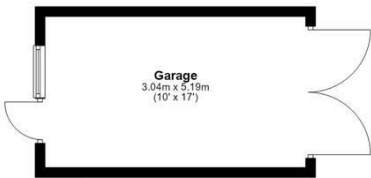
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Main area: approx. 40.1 sq. metres (431.3 sq. feet)
Plus garage, approx. 15.8 sq. metres (169.9 sq. feet)



Main area: Approx. 77.3 sq. metres (832.5 sq. feet)
Plus garage, approx. 15.8 sq. metres (169.9 sq. feet)

First Floor
Approx. 37.3 sq. metres (401.2 sq. feet)

