



Cecil Park, Herne Bay, CT6 6DL
Offers In The Region Of £575,000



Set back from the road behind a low wall and a striking red, black, and white pebble driveway, 17 Cecil Park immediately feels welcoming. Step inside to a wide, airy hallway - it's the first thing that caught the current owners' eye. To the right, the lounge centres around a fireplace and is filled with light from generous windows. Behind, the dining room easily seats eight, with bi-fold doors opening onto the rear garden, bringing the outside in.

The kitchen is practical and clever, with plenty of work surfaces, pull-out spice racks, a double Bosch oven, gas hob, and a handy utility area with w/c. The integral garage currently doubles as a home gym but could easily be switched back or turned into another room if needed.

Upstairs, two large double bedrooms lead the way, with one currently used as a home office/guest room with built-in storage and a desk. The other two bedrooms are set up with single beds, wardrobes, and extra furniture - ideal for children, guests, or flexible space for hobbies. The bathroom surprises you: boasting a bath, basin, toilet and a generous walk-in shower.

Light pours in through every window of this property, making the house feel bright and homely.

The rear garden stretches around 100ft, starting with a well-maintained limestone patio and then mostly lawn, with two outbuildings - a shed and a bar - both with electricity. It's a space made for relaxing, playing, or entertaining.

Cecil Park is peaceful, yet everything you need is close by. The high street, cafés, and shops are just a short stroll, and the seafront is even closer. Weekends could be spent in the garden, walking by the sea, or popping out for coffee – it's a house that needs to be seen in person and walked through to really appreciate what's on offer in this highly sought-after location!

To arrange your personal viewing with a member of our team - call TMS Estate Agents.





Lounge
12'11" x 14'11" (3.95 x 4.57)

Dining Room
12'11" x 13'11" (3.95 x 4.25)

Hallway

Kitchen
5'8" x 16'7" (1.75 x 5.07)

Bedroom One
12'11" x 14'11" (3.96 x 4.57)

Bedroom Two
12'11" x 13'11" (3.96 x 4.26)

Bedroom Three
7'11" x 10'8" (2.43 x 3.27)

Bedroom Four
8'3" x 11'5" (2.53 x 3.48)

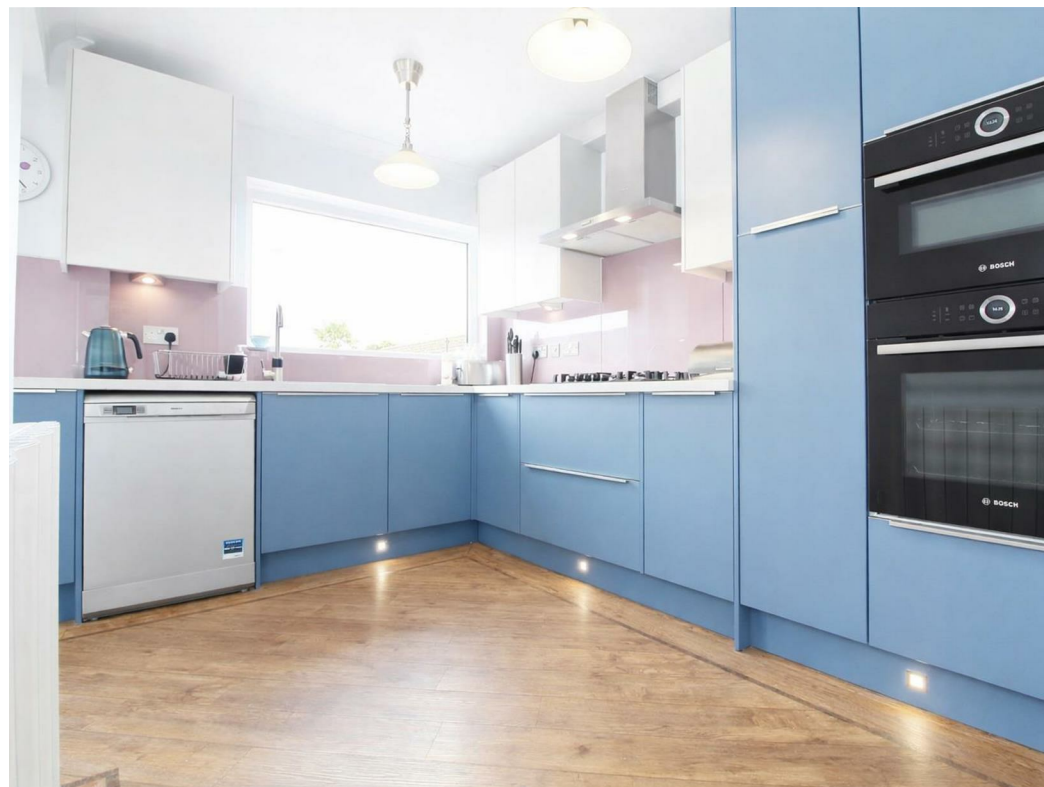
Bathroom
11'2" x 8'2" (3.41 x 2.51)

Identification Checks

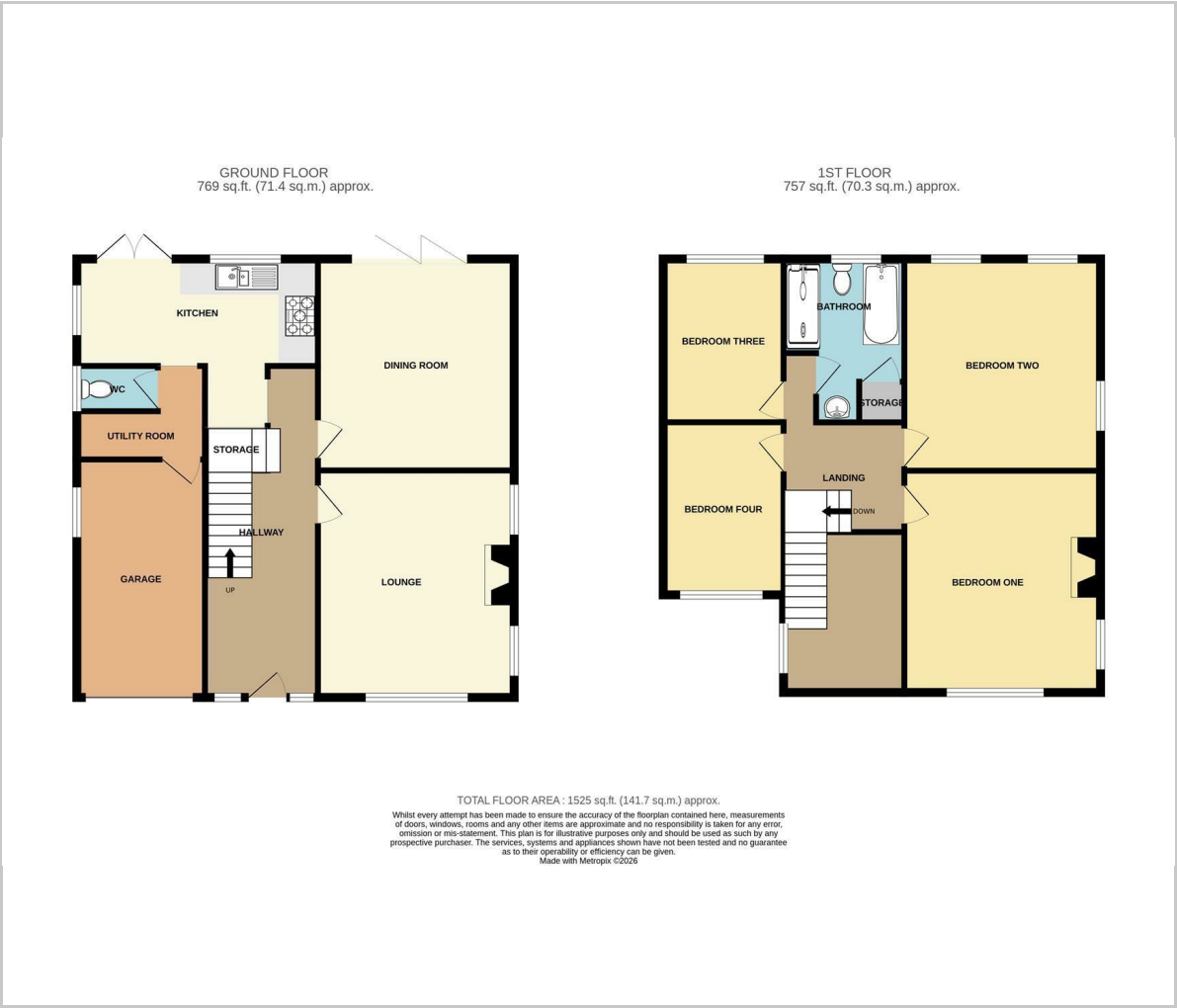
Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Restrictive Covenants

This property is subject to historic restrictive covenants originally registered in 1897 as part of the East Cliff Estate. These covenants are attached to the land and mainly require that the property be used for private residential purposes only, that no business, caravans, or livestock are kept on the land, and that buildings respect setback distances from the road. Other requirements, such as fences or minimum house cost, are largely historic and not generally enforced today. Prospective buyers should seek independent legal advice if they wish to confirm the effect of these covenants.



Floor Plan



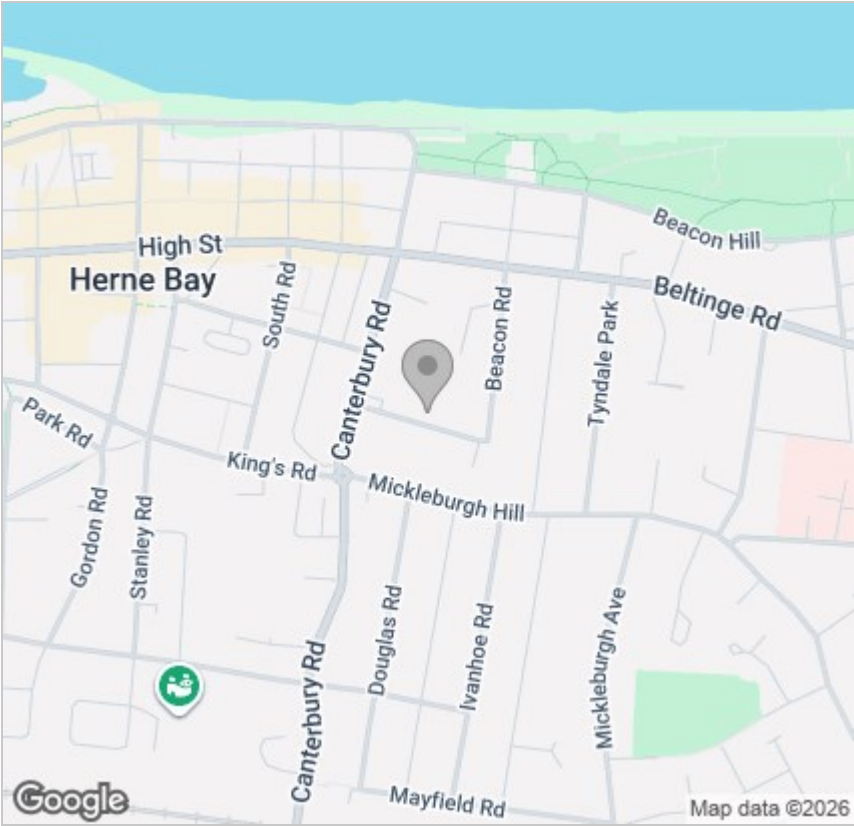
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

